

COMM SW COR, RUN E 33.01 FT TO
E R/W ARROWHEAD RD, N ALONG
R/W 844.95 FT FOR POB, CONT N

DIX DONALD W SR TRUSTEE
DWD REVOCABLE TRUST, P O BOX 600697
JACKSONVILLE, FL 32260

2026

19-4S-17-08558-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	07 07
DOR CODE	2700VEH SALE/REPAIR
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	19417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,356	150		3,534	127,596
BAS	3,894	100		3,894	140,594
CAN	1,250	30		375	13,540
FST	260	70		182	6,571
TOTALS	7,760			7,985	288,301

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	22,736.00	UT	2.00	2.00	
2	0140	CLFENCE 6	0	0	0	0	1,540.00	UT	6.50	6.50	
3	0161	3-STRAND B	0	0	0	0	1,540.00	UT	1.30	1.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	2700	C	AUTO SALES	0		CG	0.00	0.00	2.45	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	06	7,985	123.3960	46.89	374,417	2005	2005	0	0	23.00	77.00
1 PREF M B A 0% - 0											
Heated Area: 6250											
HX Base Yr											

539 SW ARROWHEAD TER, LAKE CITY											
TOTAL OB/XF 57,484											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		288,301	
TOTAL MARKET OB/XF VALUE		57,484	
TOTAL LAND VALUE - MARKET		187,425	
TOTAL MARKET VALUE		533,210	
SOH/AGL Deduction		0	
ASSESSED VALUE		533,210	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		533,210	
TOTAL JUST VALUE		533,210	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		540,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22603	COMMERCIAL	1,150	12/15/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1006/2025	1/26/2004	WD	U	V	09
GRANTOR: CLYDE C JR & LINDA G					
GRANTEE: DONALD W DIX SR TRU					
0912/1244	10/11/2000	WD	Q	V	
GRANTOR: DEVEREAUX					
GRANTEE: CLYDE & LINDA ANDER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N85 CAN= N25 W29 FST= N13 W20 S13 E20\$ W21 S25 E50\$ W50 S52 AOF= S73 E50 N40 W28 S4 W10 N37 W12\$ E12 S37 E10 N4 E28\$.											