COMM SW COR OF SW1/4 OF NE1/4, R
R/W US-41, N ALONG R/W 614.62 FT
CONT N 208.71 FT, E 313.07 FT, S

DIXON J D/DIXON LAQUASHA
797 SW TUSTENUGEE AVE
LAKE CITY, FL 32025

**2026**

**20-4S-17-08579-002**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

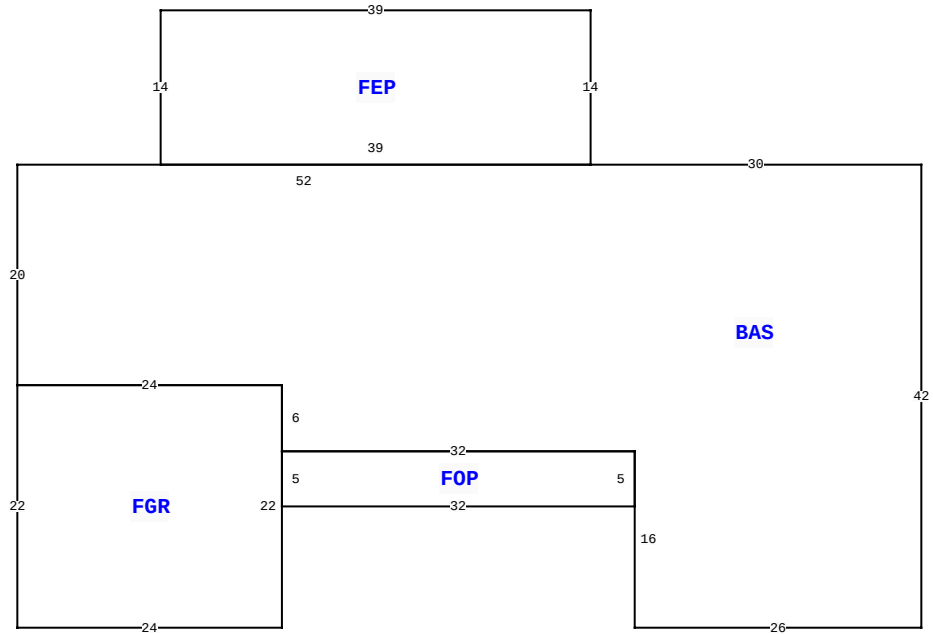
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,404 | 100 | | 2,404 | 196,591 |
| FEP | 546 | 80 | | 437 | 35,736 |
| FGR | 528 | 55 | | 290 | 23,715 |
| FOP | 160 | 30 | | 48 | 3,925 |
| TOTALS | 3,638 | | | 3,179 | 259,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,179 | 112.3260 | 125.81 | 399,950 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2404 HX Base Yr 2022




797 SW TUSTENUGGEE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/21/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 259,968 |
| TOTAL MARKET OB/XF VALUE | | 5,550 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 288,018 |
| SOH/AGL Deduction | | 39,863 |
| ASSESSED VALUE | | 248,155 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 197,433 |
| TOTAL JUST VALUE | | 288,018 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046964 | Solar Power Syste | 30,149 | 04/13/2023 |
| 000042948 | Electrical Servic | 0 | 10/12/2021 |
| 32765 | REMODEL | 0 | 03/11/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1449/2160 | 9/30/2021 | WD | Q | I | 01 | 250,000 |
| GRANTOR: DEMPS TRONNA AUSGOOD | | | | | | |
| GRANTEE: DIXON J.D. | | | | | | |
| 1451/1733 | 9/27/2021 | WD | U | I | 11 | 100 |
| GRANTOR: DIXON J.D | | | | | | |
| GRANTEE: DIXON J.D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 FEP= N14 W39 S14 E39$ W52 S20 FGR= S22 E24 N22W24$ E24 S6 FOP= S5 E32 N5 W32$ E32 S16 E26 N42$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 350 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 9 | 14 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 11 | 22 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,550

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 22,500 | | | | | | | |

REVIEW DATE 10/25/2021 BY JB Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS