COMM SW COR OF SEC, RUN N
1465.06 FT FOR POB, CONT N
522.53 FT, E 1325.88 FT, S

DIX ALMA MARIE
1252 SW PACKARD ST
LAKE CITY, FL 32025

2026

20-4S-17-08613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	62,380
SOH/AGL Deduction	16,516
ASSESSED VALUE	45,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,864
TOTAL JUST VALUE	128,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,000

SALE:1:1: 16 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0855/2407	3/27/1998	WD	Q	V		32,000

GRANTOR: R WILLIAMS
GRANTEE: A DIX

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	60,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,000							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 16.00 Total Land Value: 62,380 Market: 68,000 Agricultural: 2,380 Common: 60,000 PRINTED 11/11/2025 BY SYS