NW DIV: S 42.55 FT OF LOT 3 & N
OF LOT 4 BLOCK B NORTHSIDE ESTAT

DIXON LEONARD/DIXON ELAINE
805 NW OAKLAWN TER
LAKE CITY, FL 32055

2026

30-3S-17-11702-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

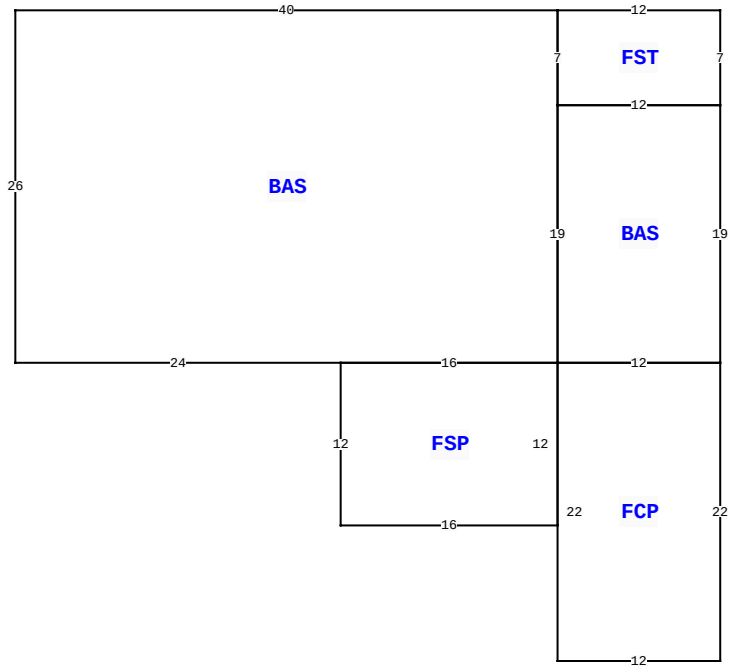
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	14,293
BAS	1,040	100		1,040	65,196
FCP	264	25		66	4,138
FSP	192	40		77	4,827
FST	84	55		46	2,884
TOTALS	1,808			1,457	91,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	101.7720	113.98	166,069	1977	1977	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1268 HX Base Yr



805 NW OAKLAWN TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		91,338
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		3,988
TOTAL MARKET VALUE		95,726
SOH/AGL Deduction		35,031
ASSESSED VALUE		60,695
TOTAL EXEMPTION VALUE	HX HB	35,695
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,726

PRMT:1:1: ENCLOSED CARPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
030	REMODEL	1,500	03/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1197/0981	7/18/2010	QC	U	I	11	100

GRANTOR: LEONARD & ELAINE DIXO

GRANTEE: LEONARD & ELAINE DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E24 FSP= S12 E16 N12 W16$ E16 FCP= S22 E12N22 W12$ BAS= E12 N19 W12 S19$ N19 FST= E12 N7 W12 S7$ N7$.

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	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	6,380.00	SF		1.00	1.00	1.25	0.50	0.63	3,988							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.15 Total Land Value: 3,988 Market: 0 Agricultural: 0 Common: 3,988 PRINTED 11/18/2025 BY SYS