LOT 4 BLOCK 6 MORNINGSIDE HEIGHT
539-741, 626-176, 636-185, 654-1

DIXON RONNIE
207 SE ELOISE AVE
LAKE CITY, FL 32025

2025

33-3S-17-06418-000

BUILDING CHARACTERISTICS

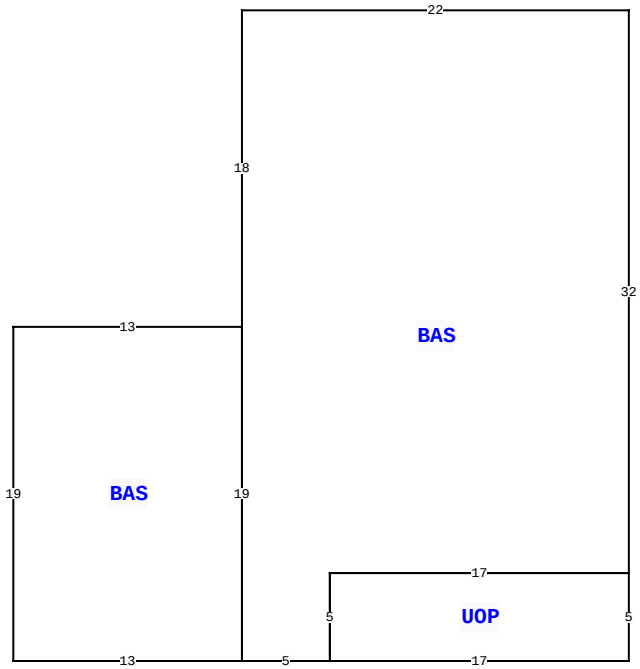
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100		247	9,752
BAS	729	100		729	28,784
UOP	85	20		17	671
TOTALS	1,061			993	39,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	993	88.1296	98.71	98,019	1955	1955	10	0	15	35.00	40.00

1 SINGLE FAM 100% - 2024 Heated Area: 976 HX Base Yr 2024



207 SE ELOISE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		39,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,375
TOTAL MARKET VALUE		43,583
SOH/AGL Deduction		1,258
ASSESSED VALUE		42,325
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,325
TOTAL JUST VALUE		43,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0000	ADDN SFR	50	08/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/541	6/09/2023	WD	Q	I	01	48,000
GRANTOR: PHARR DAVID & DEBORAH						
GRANTEE: DIXON RONNIE						
1400/1389	10/23/2019	WD	U	I	11	100
GRANTOR: DAVID B & DEBORAH C P						
GRANTEE: DAVID & DEBORAH PHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S18 BAS= W13 S19 E13 N19$ S19 E5 UOP= E17 N5 W17 S5$ N5 E17 N32$.

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	0100	C	SFR	100		RSF/MH	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375							

REVIEW DATE 10/06/2023 BY TP Total Acres: 0.20 Total Land Value: 4,375 Market: 0 Agricultural: 0 Common: 4,375 PRINTED 08/11/2025 BY SYS