LOTS 2 & 3 BLOCK 1 HIGHLAND ESTA
ORB 753-1931, 855-7, 875-1360, 9

DIXON LAQUASHA M
797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06502-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

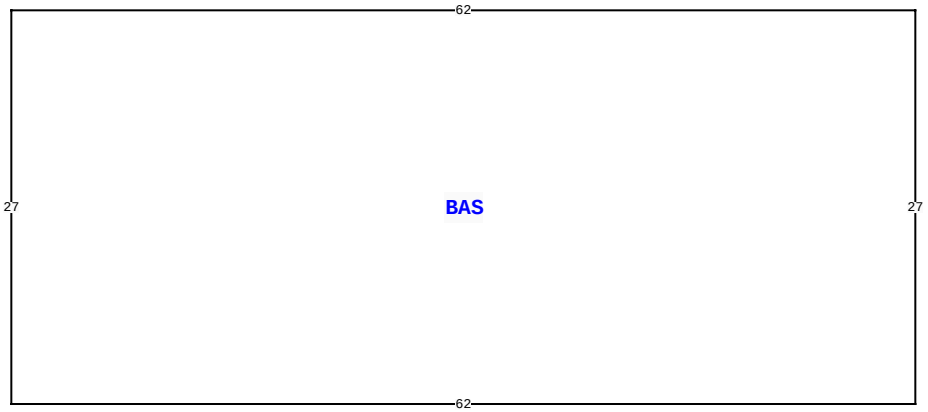
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	44,555
TOTALS	1,674			1,674	44,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	110.9000	66.54	111,388	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1674 HX Base Yr



660 NE JACKSONVILLE LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,513
TOTAL MARKET OB/XF VALUE	13,550
TOTAL LAND VALUE - MARKET	16,310
TOTAL MARKET VALUE	84,373
SOH/AGL Deduction	3,314
ASSESSED VALUE	81,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,059
TOTAL JUST VALUE	84,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,373

SALE:2:1: LOT 2 BLK 1 HIGHLAND ESTATES

SALE:1:1: FORECLOSURE (MOBLILE HOME INCLUDED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2309	4/10/2013	WD	U	I	11	100
GRANTOR: CHARLES B BROWN III						
GRANTEE: LAQUASHA M DIXON						
0912/2469	10/06/2000	WD	Q	I	01	17,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: CHARLES B BROWN III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	2004	2004	3	50	200	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,550

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.33	7,000.00	9,310.00	9,310							
2	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.63 Total Land Value: 16,310 Market: 0 Agricultural: 0 Common: 16,310 PRINTED 11/19/2025 BY SYS

LOTS 2 & 3 BLOCK 1 HIGHLAND ESTA
ORB 753-1931, 855-7, 875-1360, 9

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LAKE CITY, FL 32025

2026

33-3S-17-06502-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

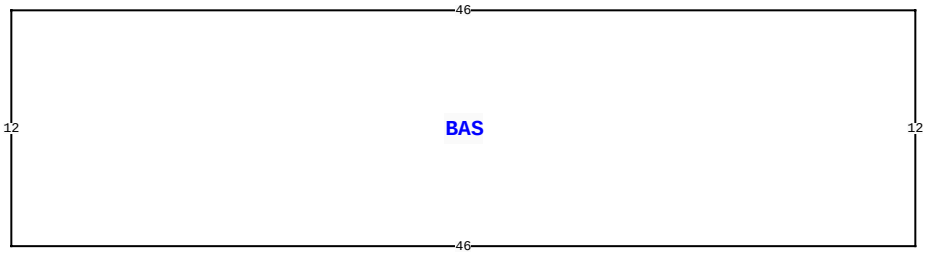
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	9,958
TOTALS	552			552	9,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	552	75.1680	45.10	24,895	1971	1971	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 552 HX Base Yr



660 NE JACKSONVILLE LOOP, LAKE CITY

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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LAQUASHA M DIXON						
0912/2469	10/06/2000	WD	Q	I	01	17,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: CHARLES B BROWN III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E46 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.63 Total Land Value: 16,310 Market: 0 Agricultural: 0 Common: 16,310 PRINTED 11/19/2025 BY SYS