LOTS 5 & 6 BLOCK 1 HIGHLANDS EST
310-394, 838-1893, WD 1059-2117,

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

2026

33-3S-17-06505-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02

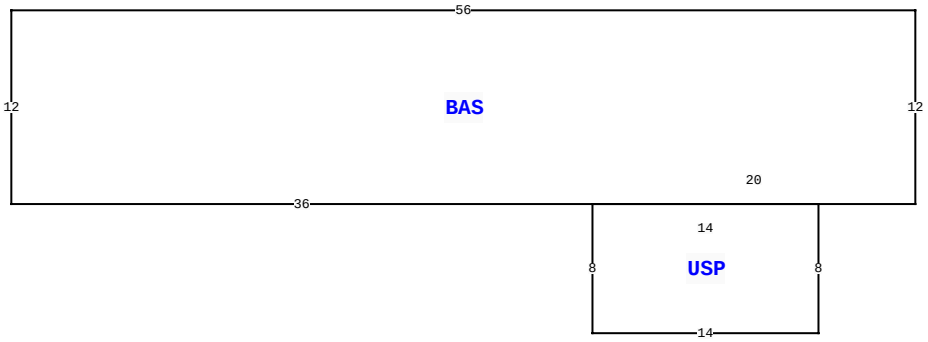
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33317.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	6,717
USP	112	35		39	390
TOTALS	784			711	7,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	711	41.6500	24.99	17,768	1968	1968	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



174 NE COUNTRY CLUB RD, 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	7,107
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	11,900
TOTAL MARKET VALUE	22,007
SOH/AGL Deduction	0
ASSESSED VALUE	22,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,007
TOTAL JUST VALUE	22,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,007

LAND:1:1: 19,500SF= 1ADJ ASSESSED LOT(2 PLATTED LO

SALE:1:1: LOTS 5 & 6 BLK 1 HIGHLAND ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12311	M H	125	03/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0331	5/22/2020	WD	U	I	11	100
GRANTOR: D QUINCY DEAN						
GRANTEE: LAQUASHA M DIXON						
1330/0661	1/31/2017	AG	U	I	21	35,000
GRANTOR: D QUINCY DEAN						
GRANTEE: LAQUASHA M DIXON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E36 USP= S8 E14 N8 W14$ E20 N12$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	150.00	130.00	1.00	LT		1.00	1.00	1.70	7,000.00	11,900.00	11,900							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.45 Total Land Value: 11,900 Market: 0 Agricultural: 0 Common: 11,900 PRINTED 11/19/2025 BY SYS