

LOT 5 BLK A WEST LAKE CITY HILLS
318-622, WD 1205-2381, DC 1530-1

PHILLIPS DIXIE R
653 NW LAKE CITY AVE
LAKE CITY, FL 32055

2026

34-3S-16-02504-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34316.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	26,939
BAS	1,131	100		1,131	76,169
FCP	308	25		77	5,186
FOP	125	30		38	2,559
FST	98	55		54	3,637

TOTALS	2,062			1,700	114,489
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EXTRA FEATURES					
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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
1	0261	PRCH, UOP	0 100	10	20	200.00	UT	2.00	2.00	100	0	0	3	100	400	
2	0210	GARAGE U	0 100	10	20	200.00	UT	18.00	18.00	60	1993	1993	3	60	2,160	
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0 100	20	24	480.00	UT	5.00	5.00	100	2007	2007	3	100	2,400	
6	0260	PAVEMENT-A	0 100	12	100	1,200.00	UT	0.45	0.45	100	0	0	3	100	540	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
8	0252	LEAN-TO W/	0 100	20	24	480.00	UT	2.00	2.00	50	1993	1993	3	50	480	
9	0120	CLFENCE 4	0 100	0	0	200.00	UT	7.50	7.50	100	2007	2007	3	100	1,500	

LAND DESCRIPTION					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									2
0100	01	1,700	92.5120	103.61	176,137	1977	1977	0	0	0	35.00	65.00		STANDARD									
1 SINGLE FAM 100% - 0														Heated Area: 1531									
														HX Base Yr									
														653 NW LAKE CITY AVE, LAKE CITY									
														BLD DATE									
														XF DATE									
														LGL DATE									
														LAND DATE									
														AG DATE									
														04/21/2023 MLU									

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		114,489
TOTAL MARKET OB/XF VALUE		14,880
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		147,869
SOH/AGL Deduction		89,160
ASSESSED VALUE		58,709
TOTAL EXEMPTION VALUE		58,709
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1536/1438	3/26/2025	LE U	I	I	14	100	
GRANTOR: PHILLIPS DIXIE R							
GRANTEE: PHILLIPS DIXIE R (E							
1205/2381	11/30/2010	WD U	V	V	15	10,000	
GRANTOR: ALICE M WARD							
GRANTEE: DONALD P & DIXIE P							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W39 S29 E14 FOP= S5 E25N5 W25\$ E25 FCP= E14 N22 W14 S22\$ N22 FST= E14 N7 W14 S7\$ N7\$ PTR= N30 E40 BAS= E20 N20 W20 S20\$ S30 W40\$.									