LOT 6 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-16-02504-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

665 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	12,950
TOTAL MARKET VALUE	13,150
SOH/AGL Deduction	4,292
ASSESSED VALUE	8,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,858
TOTAL JUST VALUE	13,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,150

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	14	100
GRANTOR: PHILLIPS DIXIE R						
GRANTEE: PHILLIPS DIXIE R (E						
318/622	2/21/1974	WD	Q	V	01	900
GRANTOR: SUWANCOL CORPORATION						
GRANTEE: PHILLIPS DONALD P						

BUILDING NOTES

BUILDING DIMENSIONS

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0700	C	MISC RES	0		RSF/MH	129.00	316.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.94 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 11/19/2025 BY SYS