NE DIV: LOTS 15 & 16 & E1/2 OF L
DEPOT ADD. BLOCK 41.

DIXON LEONARD
805 NW OAKLAWN TER
LAKE CITY, FL 32055

2027

00-00-00-10975-000

BUILDING CHARACTERISTICS

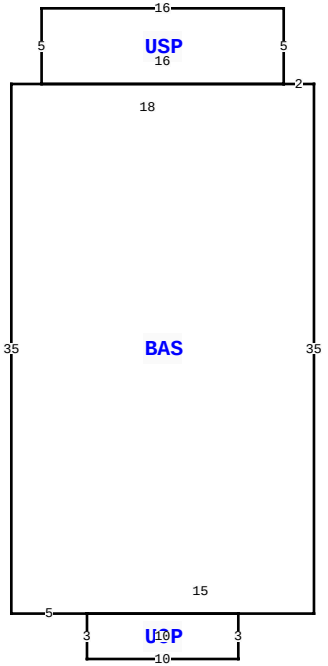
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	20,782
UOP	30	20		6	178
USP	80	35		28	831
TOTALS	810			734	21,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	734	67.4690	74.22	54,477	1941	1941	10	0	15	35.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 700 HX Base Yr



139 NE MONTANA ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	69,574
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	2,730
TOTAL MARKET VALUE	72,404
SOH/AGL Deduction	0
ASSESSED VALUE	72,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,404
TOTAL JUST VALUE	72,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/411	2/07/2022	WD	Q	I	01	65,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: DIXON LEONARD						
1443/2356	7/26/2021	WD	Q	I	03	40,000
GRANTOR: THOMPSON BRUCE V						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 USP= N5 W16 S5 E16$ W18 S35 E5 UOP= S3 E10 N3 W10$ E15 N35$.

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	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		*CG	52.00	105.00	2,730.00	SF		1.00	1.00	1.00	0.50	0.50	1,365							
2	0100	C	SFR	0		CG	0.00	0.00	2,730.00	SF		1.00	1.00	1.00	0.50	0.50	1,365							

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.12 Total Land Value: 2,730 Market: 0 Agricultural: 0 Common: 2,730 PRINTED 11/19/2026 BY SYS

NE DIV: LOTS 15 & 16 & E1/2 OF L
DEPOT ADD. BLOCK 41.

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805 NW OAKLAWN TER
LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

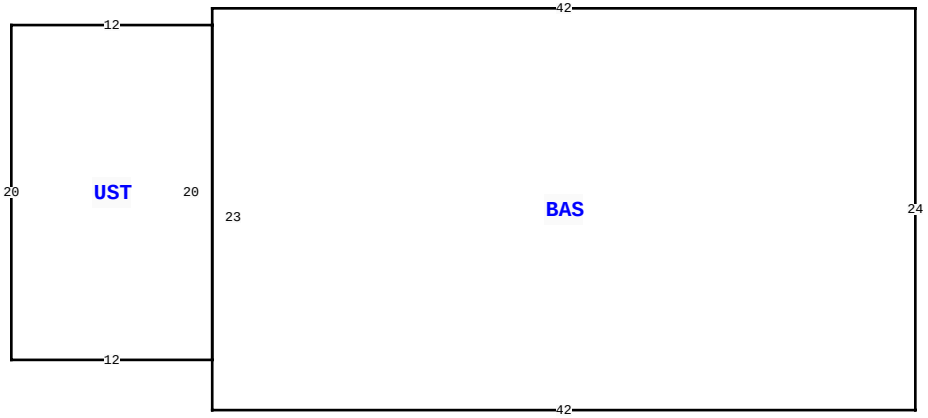
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	43,158
UST	240	45		108	4,624
TOTALS	1,248			1,116	47,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,116	97.3080	107.04	119,457	1962	1962	10	0	15	35.00	40.00

2 SINGLE FAM 0% - 2023 Heated Area: 1008 HX Base Yr



139 NE MONTANA ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,666

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GRANTEE: DIXON LEONARD						
1443/2356	7/26/2021	WD	Q	I	03	40,000
GRANTOR: THOMPSON BRUCE V						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S1 S23 E42 N24 $
UST=[ORIG=-42,1] W12 S20 E12 N20 $
.

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

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.12 Total Land Value: 2,730 Market: 0 Agricultural: 0 Common: 2,730 PRINTED 11/19/2026 BY SYS