NW DIV: LOT 7 MAGNOLIA HEIGHTS S
641-705, 757-318, 757-2355, 838-

DIXON LATWALA D
894 NW MAGNOLIA WAY
LAKE CITY, FL 32055

2027

00-00-00-11447-007

BUILDING CHARACTERISTICS

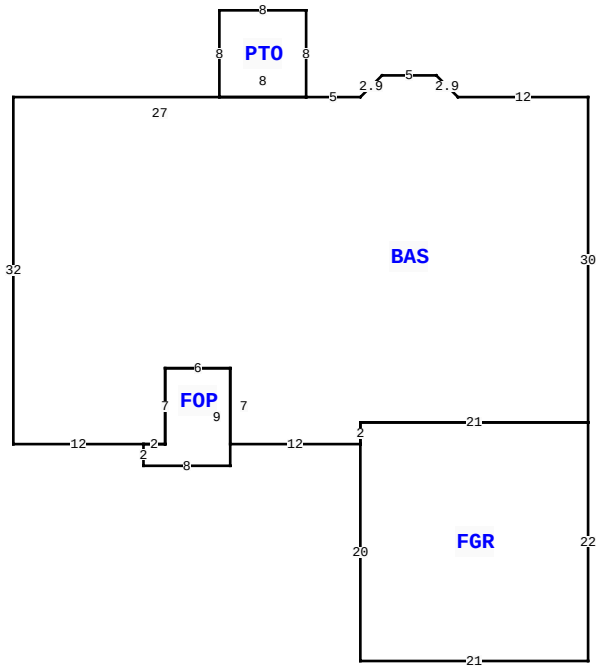
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100		1,626	117,802
FGR	462	55		254	18,402
FOP	58	30		17	1,232
PTO	64	5		3	217
TOTALS	2,210			1,900	137,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	109.9560	120.95	229,805	1997	1997	10	0	0	30.10	59.90

1 SINGLE FAM 100% - 2014 Heated Area: 1626 HX Base Yr 2014



894 NW MAGNOLIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

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	100	0	0	1,164.00	UT	1.50	1.50	100	2007	2007	3	100	1,746	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	137,653
TOTAL MARKET OB/XF VALUE	1,746
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	142,599
SOH/AGL Deduction	27,566
ASSESSED VALUE	115,033
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,622
TOTAL JUST VALUE	142,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045890	Solar Power Syste	24,835	11/09/2022
883	SFR	80	05/12/2005
883	SFR	216	01/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/2067	12/30/2013	QC	U	I	11	100
GRANTOR: VERONICA W DIXON						
GRANTEE: LUTWALA D DIXON						
1151/1284	5/29/2008	WD	Q	I	01	100
GRANTOR: JESSIE D DIXON						
GRANTEE: VERONICA W DIXON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 U2 L2 W5 L2 D2 W5 PTO= N8 W8 S8 E8$ W27 S32 E12 FOP= S2 E8 N9 W6 S7 W2$ E2 N7 E6 S7 E12 FGR= S20 E21 N22 W21 S2$ N2 E21 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 1,746

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.23 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/17/2026 BY SYS