NW DIV: W1/2 OF NW1/4 EX RD RD R
559-496, 809-443, WD 1062-2546,

DIXON-HARPER TERINDA D
875 NW REDDING AVE
LAKE CITY, FL 32055

2027

00-00-00-11512-005

BUILDING CHARACTERISTICS

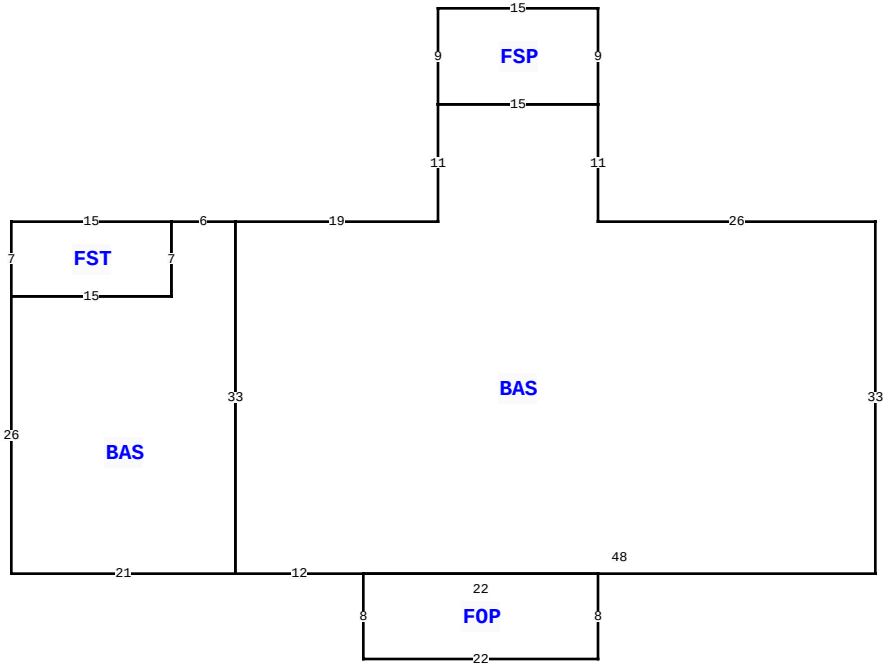
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	588	100		588	41,944
BAS	2,145	100		2,145	153,010
FOP	176	30		53	3,781
FSP	135	40		54	3,852
FST	105	55		58	4,138
TOTALS	3,149			2,898	206,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,898	106.3050	116.94	338,892	1996	1996	10	0	0	29.00	61.00

1 SINGLE FAM 100% - 1997 Heated Area: 2733 HX Base Yr 1997



875 NW REDDING AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		206,724
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		6,938
TOTAL MARKET VALUE		215,462
SOH/AGL Deduction		45,603
ASSESSED VALUE		169,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,448
TOTAL JUST VALUE		215,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
528	SFR	131	10/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1592	1/09/2013	QC	U	I	11	100
GRANTOR: WILLIE DIXON & TERIND						
GRANTEE: TERINDA D HARPER-DI						
1062/2546	10/18/2005	WD	Q	V	06	100
GRANTOR: TERINDA HARPER						
GRANTEE: WILLIE DIXON AND TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N11 FSP= N9 W15 S9 E15$ W15 S11 W19 BAS= W6 FST= W15 S7 E15 N7$ S7 W15 S26 E21 N33$ S33 E12 FOP= S8 E22 N8 W22$ E48 N33$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	18,500.00	SF		1.00	1.00	0.75	0.50	0.38	6,938							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.42 Total Land Value: 6,938 Market: 0 Agricultural: 0 Common: 6,938 PRINTED 11/17/2026 BY SYS