N DIV: BEG NW COR OF PROPERTY
OF CONNELL, RUN N 90 FT, E 118
FT, S 90 FT, W 118 FT TO POB.

HILL JAKE JR
491 NW DIXIE ST
LAKE CITY, FL 32055

2026

00-00-00-12162-000

BUILDING CHARACTERISTICS

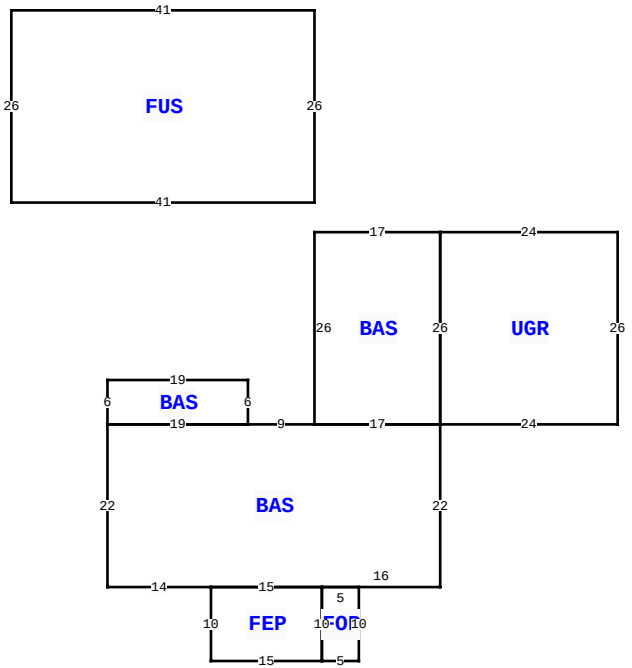
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	114	100		114	7,138
BAS	442	100		442	27,677
BAS	990	100		990	61,992
FEP	150	80		120	7,514
FOP	50	30		15	939
FUS	1,066	100		1,066	66,750
UGR	624	45		281	17,596
TOTALS	3,436			3,028	189,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,028	101.6500	113.85	344,738	1947	1955	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2612 HX Base Yr



491 NW DIXIE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	732.00	UT	1.50	1.50	100	1994	1994	3	100	1,098	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,606
TOTAL MARKET OB/XF VALUE		1,398
TOTAL LAND VALUE - MARKET		7,567
TOTAL MARKET VALUE		198,571
SOH/AGL Deduction		139,538
ASSESSED VALUE		59,033
TOTAL EXEMPTION VALUE	HX HB	34,033
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		198,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
852	ADDN SFR	0	06/04/2008
00000111	ADDN SFR	40	04/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0633/0467	9/22/1987	WD	Q	I		24,300

GRANTOR: DAUGHTRY LAVINIA

GRANTEE: HILL JAKE JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 BAS= N6 W19 S6 E19$ W19 S22 E14 FEP= S10 E15 N10 W15$ E15 FOP= S10 E5 N10 W5$ E16 N22 UGR= E24 N26 W24S26$ BAS= N26 W17 S26 E17$ W17$ PTR= N30 FUS= N26 W41 S26 E41$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,398

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		*RSF	-390.00	118.00	10,620.00	SF		1.00	1.00	0.95	0.75	0.71	7,567							

REVIEW DATE 08/03/2011 BY DF Total Acres: 0.24 Total Land Value: 7,567 Market: 0 Agricultural: 0 Common: 7,567 PRINTED 06/22/2026 BY SYS