COMM INTERS S LINE OF SEC & W
R/W CR-131, RUN N 300 FT TO
POB, RUN W 200 FT, N 653.40

DICKS JILENE BETRICE
545 SE RODNEY DICKS DRIVE
LAKE CITY, FL 32025

2026

08-5S-17-09162-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

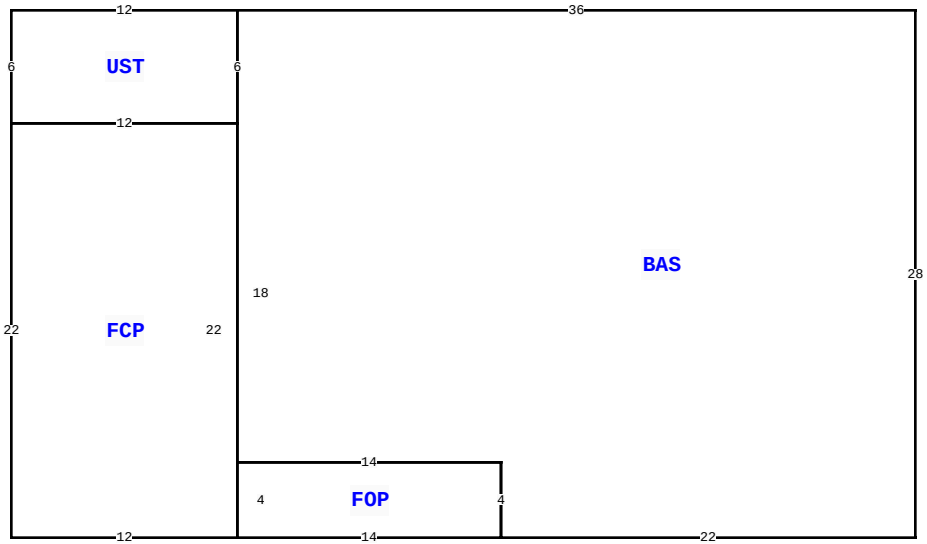
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	62,598
FCP	264	25		66	4,340
FOP	56	30		17	1,118
UST	72	45		32	2,104
TOTALS	1,344			1,067	70,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,067	88.7400	101.16	107,938	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr



5496 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,160
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	85,050
SOH/AGL Deduction	763
ASSESSED VALUE	84,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,287
TOTAL JUST VALUE	112,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/2676	10/16/2012	TR	U	I	30	100
GRANTOR: RODNEY DICKS AS TRUST						
GRANTEE: JILENE BETRICE DICK						
0918/0685	1/08/2001	WD	Q	I	01	100
GRANTOR: NORMA R DICKS AS ATTY						
GRANTEE: RODNEY DICKS AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= W12 S6 E12 N6$ S6 FCP= W12 S22 E12 N22 $ S18
FOP= S4 E14 N4 W14$ E14 S4 E22 N28$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	445.00	445.00	890							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/26/2017 BY BC Total Acres: 3.00 Total Land Value: 14,890 Market: 28,000 Agricultural: 890 Common: 14,000 PRINTED 05/12/2026 BY SYS