NW1/4 OF SW1/4, EX R/W FOR I-75 THAT PORTION OF N1/2 OF SW1/4 OF OF NASH RD. & THE S 300 FT OF SW

REGISTER DANIEL P SR/MURKERSON STACIE LEE
326 NW DIXIE CATTLE CT
LAKE CITY, FL 32055

2027

16-3S-16-02156-002

BUILDING CHARACTERISTICS

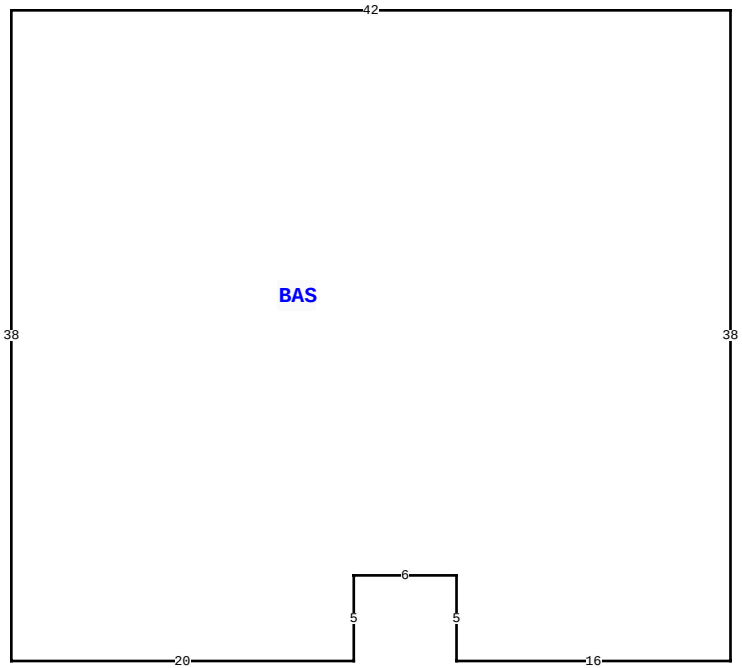
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	132,469
TOTALS	1,566			1,566	132,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	118.3050	130.14	203,799	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2009 Heated Area: 1566 HX Base Yr 2009



326 NW DIXIE CATTLE CT, LAKE CITY

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,106
TOTAL MARKET OB/XF VALUE		81,502
TOTAL LAND VALUE - MARKET		236,892
TOTAL MARKET VALUE		326,747
SOH/AGL Deduction		41,264
ASSESSED VALUE		285,483
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		234,072
TOTAL JUST VALUE		528,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21175	M H	125	10/17/2003
14816	M H	125	12/16/1998
004022	RELOCATE	50	07/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1623	3/31/2016	N/A	U	I	37	54,000
GRANTOR: SUE STRICKLAND						
GRANTEE: DANIEL P & STACIE L						
1257/1157	7/01/2013	WD	U	I	11	100
GRANTOR: DANIEL P SR & KATHY M						
GRANTEE: DANIEL P SR & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S38 E20 N5 E6 S5 E16N38$.

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	0294	SHED WOOD/	0	50	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0260	PAVEMENT-A	0	0	40	80	1.00	UT	0.00	0.00	100	2008	2008	3	100	9,720	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	70	1993	1993	3	70	350	
4	0297	SHED CONCR	0	50	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	835	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0060	CARPORT F	0	0	18	20	360.00	UT	2.50	2.50	50	2017	2017	3	50	450	
7	0070	CARPORT UF	0	50	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	0166	CONC,PAVMT	0	50	0	0	591.00	UT	3.00	3.00	100	2008	2008	3	100	1,773	
10	0040	BARN,POLE	0	50	0	0	2,704.00	UT	6.00	6.00	100	2008	2008	3	100	16,224	

LAND DESCRIPTION

TOTAL OB/XF 38,102

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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.75	5,500.00	4,125.00	4,125							
3	0000	C	VAC RES	50		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
4	0000	C	VAC RES	50		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.65	AC		1.00	1.00	1.00	280.00	280.00	10,822							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.65	AC		1.00	1.00	1.00	5,500.00	5,500.00	212,575							

REVIEW DATE 02/01/2023 BY KS Total Acres: 63.75 Total Land Value: 35,139 Market: 212,575 Agricultural: 10,822 Common: 24,317 PRINTED 11/17/2026 BY SYS

NW1/4 OF SW1/4, EX R/W FOR I-75 THAT PORTION OF N1/2 OF SW1/4 OF OF NASH RD. & THE S 300 FT OF SW

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BUILDING CHARACTERISTICS

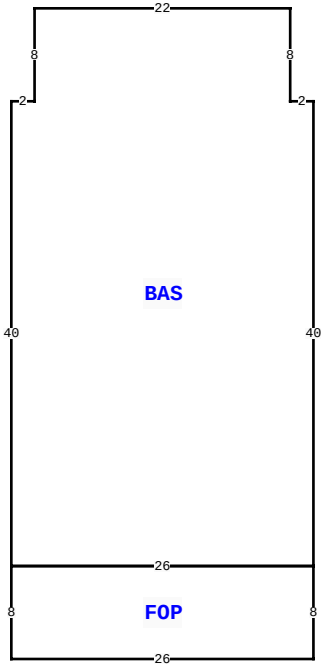
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	73,871
FOP	208	30		62	3,767
TOTALS	1,424			1,278	77,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,278	84.9680	93.46	119,442	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr 2009



326 NW DIXIE CATTLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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
11	0040	BARN,POLE	0	50	40	80	1.00	UT	0.00	0.00	100	2008	2008	3	100	9,600	
12	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
13	9947	Septic	0	50	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
14	0070	CARPORT UF	0	50	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
15	0030	BARN,MT	0	50	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL MARKET VALUE		326,747
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TOTAL JUST VALUE		528,500
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,315

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1257/1157	7/01/2013	WD	U	I	11	100
GRANTOR: DANIEL P SR & KATHY M						
GRANTEE: DANIEL P SR & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N8 W22 S8 W2 S40 FOP= S8 E26 N8 W26$ E26 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 43,400

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
7	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
8	9640	C	BARROW PIT	50					21.10	AC		1.00	1.00	1.00	175.00	175.00	3,692							

REVIEW DATE 02/01/2023 BY KS Total Acres: 63.75 Total Land Value: 35,139 Market: 212,575 Agricultural: 10,822 Common: 24,317 PRINTED 11/17/2026 BY SYS