COMM SW COR, RUN E 33.01 FT TO E R/W ARROWHEAD RD, N ALONG R/W 844.95 FT FOR POB, CONT N

DIX DONALD W SR TRUSTEE
DWD REVOCABLE TRUST, P O BOX 600697
JACKSONVILLE, FL 32260

2027

19-4S-17-08558-004

BUILDING CHARACTERISTICS

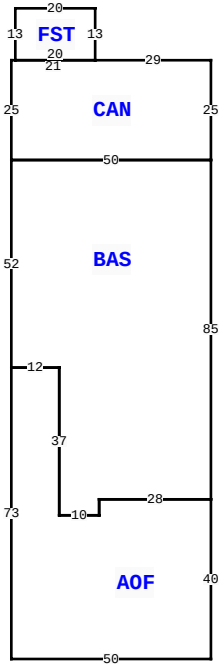
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,356	150		3,534	127,596
BAS	3,894	100		3,894	140,594
CAN	1,250	30		375	13,540
FST	260	70		182	6,571
TOTALS	7,760			7,985	288,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,985	123.3960	46.89	374,417	2005	2005	0	0	0	23.00	77.00

1 PREF M B A 0% - 0 Heated Area: 6250 HX Base Yr



539 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0	0	0	22,736.00	UT	2.00	2.00	100	2005	2005	3	100	45,472	
2	0140	CLFENCE 6	0	0	0	0	1,406.00	UT	6.50	6.50	100	2005	2005	3	100	9,139	
3	0161	3-STRAND B	0	0	0	0	1,406.00	UT	1.30	1.30	100	2005	2005	3	100	1,828	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,301
TOTAL MARKET OB/XF VALUE	56,439
TOTAL LAND VALUE - MARKET	196,000
TOTAL MARKET VALUE	540,740
SOH/AGL Deduction	0
ASSESSED VALUE	540,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,740
TOTAL JUST VALUE	540,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22603	COMMERCIAL	1,150	12/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/2025	1/26/2004	WD	U	V	09	183,000
GRANTOR: CLYDE C JR & LINDA G						
GRANTEE: DONALD W DIX SR TRU						
0912/1244	10/11/2000	WD	Q	V		55,000
GRANTOR: DEVEREAUX						
GRANTEE: CLYDE & LINDA ANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N85 CAN= N25 W29 FST= N13 W20 S13 E20$ W21 S25 E50$ W50 S52 AOF= S73 E50 N40 W28 S4 W10 N37 W12$ E12 S37 E10 N4 E28$.

LAND DESCRIPTION

TOTAL OB/XF 56,439

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	2700	C	AUTO SALES	0		CG	0.00	0.00	2.45	AC		1.00	1.00	1.00	80,000.00	80,000.00	196,000							

REVIEW DATE 03/10/2026 BY JB Total Acres: 2.45 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 11/16/2026 BY SYS