

COMM SW COR OF SW1/4 OF NE1/4, R
R/W US-41, N ALONG R/W 614.62 FT
CONT N 208.71 FT, E 313.07 FT, S

DIXON J D/DIXON LAQUASHA
797 SW TUSTENUGEE AVE
LAKE CITY, FL 32025

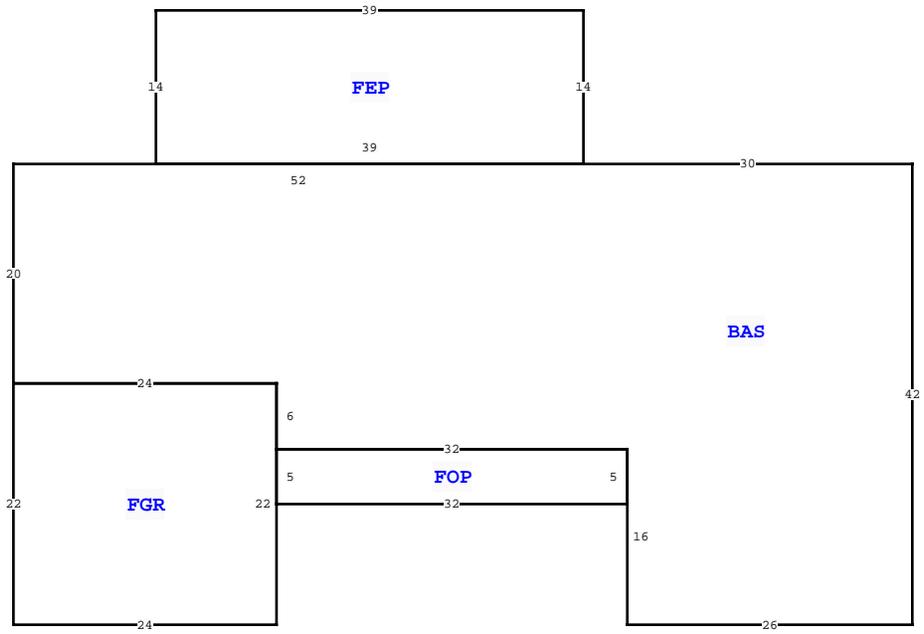
2026

20-4S-17-08579-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	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	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,404	100	
FEP	546	80	
FGR	528	55	
FOP	160	30	
TOTALS	3,638		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
Heated Area: 2404						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			259,968
TOTAL MARKET OB/XF VALUE			5,550
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			289,518
SOH/AGL Deduction			42,086
ASSESSED VALUE			247,432
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			196,021
TOTAL JUST VALUE			289,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046964	Solar Power Syste	30,149	04/13/2023
000042948	Electrical Servic	0	10/12/2021
32765	REMODEL	0	03/11/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2160	9/30/2021	WD Q	Q	I	01	250,000

GRANTOR: DEMPS TRONNA AUSGOOD
GRANTEE: DIXON J.D.
1451/1733 9/27/2021 WD U I 11 100
GRANTOR: DIXON J.D
GRANTEE: DIXON J.D

BUILDING NOTES	
797 SW TUSTENUGEE AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W30 FEP= N14 W39 S14 E39\$ W52 S20 FGR= S22 E24 N22W24\$ E24 S6 FOP= S5 E32 N5 W32\$ E32 S16 E26 N42\$.	

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	350	
4	0296	SHED METAL	0	100	9	14	1.00	UT	0.00	100	0	0	3	100	500	
5	0070	CARPORT UF	0	100	11	22	1.00	UT	0.00	100	1993	1993	3	100	200	
6	0294	SHED WOOD/	0	100	16	30	1.00	UT	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							