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

2027

20-4S-17-08579-002

BUILDING CHARACTERISTICS

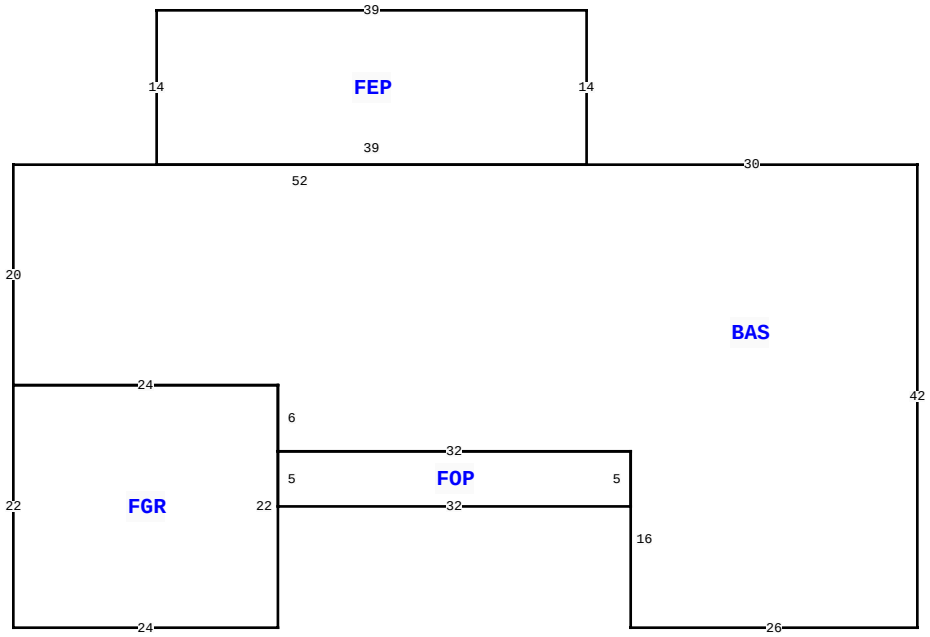
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100		2,404	193,075
FEP	546	80		437	35,097
FGR	528	55		290	23,291
FOP	160	30		48	3,855
TOTALS	3,638			3,179	255,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,179	112.3260	123.56	392,797	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2404 HX Base Yr 2022



797 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0296	SHED METAL	0	100	9	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0070	CARPORT UF	0	100	11	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0294	SHED WOOD/	0	100	16	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,318
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		284,868
SOH/AGL Deduction		30,013
ASSESSED VALUE		254,855
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,444
TOTAL JUST VALUE		284,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,518

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	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

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,550

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 10/25/2021 BY JB Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS