

COMM SW COR OF SEC, RUN N 1465.0  
 CONT N 522.53 FT, E 1325.88 FT,  
 1327.44 FT TO POB.

DIX ALMA MARIE  
 1252 SW PACKARD ST  
 LAKE CITY, FL 32025

2026

20-4S-17-08613-000



| BUILDING CHARACTERISTICS |            |              |                      |     |     |          |       |       |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |                     |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |  |  |
|--------------------------|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT                  | CD         | CONSTRUCTION |                      |     |     |          |       |       |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                 | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|                          |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |                     |                             |      | VALUATION BY STANDARD<br>Tax Group: 2 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 128,000<br>TOTAL MARKET VALUE 62,380<br>SOH/AGL Deduction 16,516<br>ASSESSED VALUE 45,864<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 45,864<br>TOTAL JUST VALUE 128,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 128,000 |        |                   |    |        |  |  |  |  |  |  |  |
|                          |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |                     |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED  |        |                   |    |        |  |  |  |  |  |  |  |
|                          |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |                     |                             |      | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>0855/2407 3/27/1998 WD Q V CD 32,000<br>GRANTOR: R WILLIAMS<br>GRANTEE: A DIX   |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS                   |            |              |                      |     |     |          |       |       |                | BLD DATE           |         | LGL DATE    |             | 04/08/2025 MLU |                 |                |                     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES           |            |              |                      |     |     |          |       |       |                | XF DATE            |         | LAND DATE   |             |                |                 |                |                     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| INC DATE                 |            |              |                      |     |     |          |       |       |                | AG DATE            |         |             |             |                |                 |                |                     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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          |                     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|                          |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                | BUILDING NOTES      |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|                          |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                | BUILDING DIMENSIONS |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |            |              |                      |     |     |          |       |       |                | TOTAL OB/XF        |         |             |             |                |                 |                |                     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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                        | 0000       | C            | VAC RES              | 0   |     | A-1      | 0.00  | 0.00  | 7.50           | AC                 |         | 1.00        | 1.00        | 1.00           | 8,000.00        | 8,000.00       | 60,000              |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 2                        | 6200       | A            | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 8.50           | AC                 |         | 1.00        | 1.00        | 1.00           | 280.00          | 280.00         | 2,380               |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 3                        | 9910       | M            | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 8.50           | AC                 |         | 1.00        | 1.00        | 1.00           | 8,000.00        | 8,000.00       | 68,000              |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |