4 AC IN NW COR OF NW1/4 OF NW1/4
NE1/4.

DICKS ROOSEVELT/DICKS TRAVIS DREW
5797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

21-5S-17-09316-000

BUILDING CHARACTERISTICS

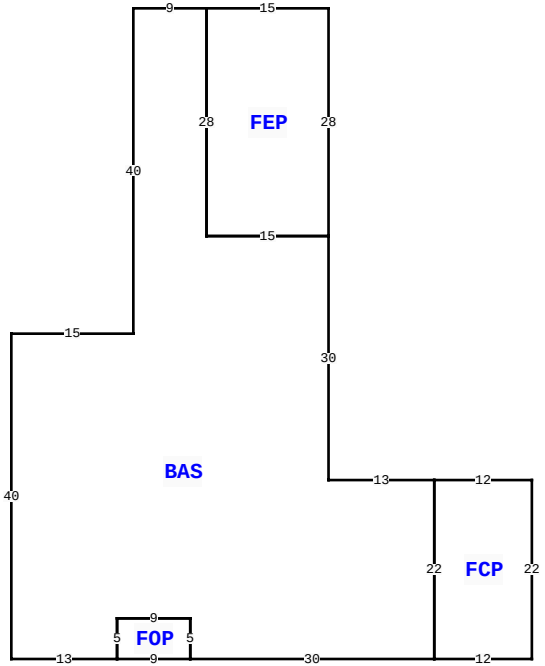
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100		2,341	117,231
FCP	264	25		66	3,305
FEP	420	80		336	16,826
FOP	45	30		14	701
TOTALS	3,070			2,757	138,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,757	82.7712	91.05	251,025	1930	1930	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2015 Heated Area: 2341 HX Base Yr 2015



1906 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,064
TOTAL MARKET OB/XF VALUE		1,562
TOTAL LAND VALUE - MARKET		579,600
TOTAL MARKET VALUE		166,896
SOH/AGL Deduction		64,150
ASSESSED VALUE		102,746
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,335
TOTAL JUST VALUE		719,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,728

LAND:3:1: JOINS OTHER PROP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32092	REMODEL	260	07/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0744	3/15/2013	WD	Q	V	01	874,800
GRANTOR: MIXSON PROPERTY LLC						
GRANTEE: ROOSEVELT DICKS & T						
1249/0296	2/02/2013	WD	U	I	30	100
GRANTOR: ANNETTE M KING & CYNT						
GRANTEE: MIXSON PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S40 W15 S40 E13 FOP= E9 N5 W9 S5$ N5 E9 S5 E30 FCP= E12 N22 W12 S22$ N22 W13 N30 FEP= N28 W15 S28E15$W15 N28$.

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	0031	BARN,MT AE	0	100	15	15	1.00	UT	0.00	0.00	100	0	0	3	100	112	
2	0294	SHED WOOD/	0	100	15	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,562

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	1.00	AC		1.00	1.00	1.00	6,900.00	6,900.00	6,900							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	83.00	AC		1.00	1.00	1.00	6,900.00	6,900.00	572,700							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	281.00	281.00	16,860							
5	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
6	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							

REVIEW DATE 09/14/2017 BY BC Total Acres: 84.00 Total Land Value: 27,270 Market: 572,700 Agricultural: 20,370 Common: 6,900 PRINTED 11/17/2026 BY SYS