BEG SW COR OF SE1/4 OF NW1/4,
RUN N 566.10 FT, E 384.75 FT,
S 566.10 FT, W 384.75 FT TO

DIXON WILLIE/DIXON BARBARA
118 SW DOZIER GLN
LAKE CITY, FL 32024

2027

27-4S-16-03215-009

BUILDING CHARACTERISTICS

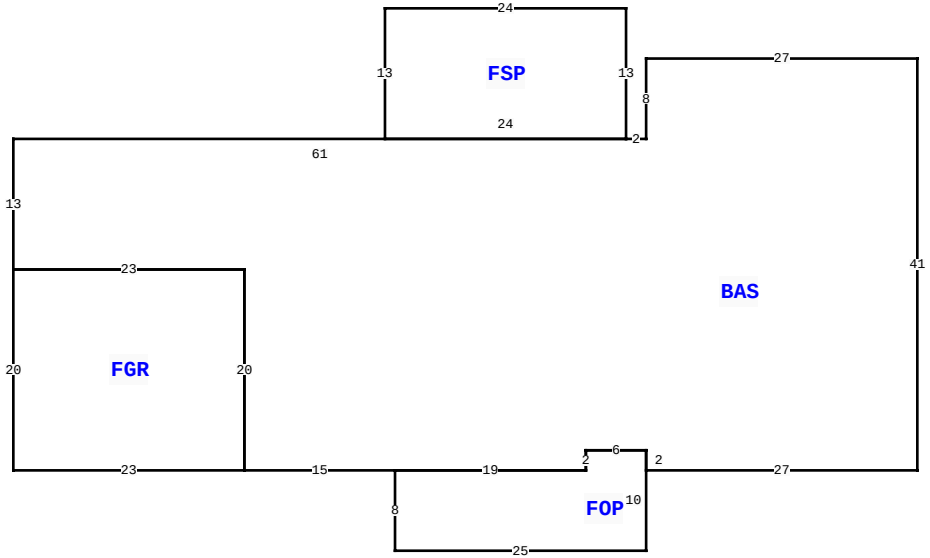
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100		2,714	229,601
FGR	460	55		253	21,404
FOP	212	30		64	5,414
FSP	312	40		125	10,575
TOTALS	3,698			3,156	266,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,156	113.1020	124.41	392,638	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 1995 Heated Area: 2714 HX Base Yr 1995



118 SW DOZIER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	30	1993	1993	3	30	120	
4	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,994
TOTAL MARKET OB/XF VALUE		4,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		331,114
SOH/AGL Deduction		142,742
ASSESSED VALUE		188,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,961
TOTAL JUST VALUE		331,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3230	SFR	49,000	08/20/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0538/0168	5/01/1983	WD	Q	V		7,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S8 W2 FSP= N13 W24S13E24$ W61 S13 FGR= S20 E23 N20 W23$ E23 S20 E15 FOP= S8E25 N10 W6 S2 W19$ E19 N2 E6 S2 E27 N41$.

LAND DESCRIPTION

TOTAL OB/XF 4,120

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/08/2019 BY KR Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS