LOT 1 BLOCK 1 HIGHLAND ESTATES S
ORB 619-438, 782-1877, WD 816-23

DIXON LAQUASHA
797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06501-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33317.090 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

706 NE JACKSONVILLE LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	10,780
TOTAL MARKET VALUE	15,380
SOH/AGL Deduction	0
ASSESSED VALUE	15,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,380
TOTAL JUST VALUE	15,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,380

XFOB:1:1: METAL TRAILER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/2132	6/30/2014	QC	U	I	11	100
GRANTOR: ANA PEREZ (SINGLE)						
GRANTEE: LAQUASHA DIXON (SIN						
1276/0188	6/12/2014	QC	U	I	11	100
GRANTOR: FERNANDO TRESPALACIOS						
GRANTEE: ANA PEREZ (SINGLE)						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	14	10	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	9901	C	AC/XFOB	0		CI	148.00	119.00	0.50	LT		1.00	1.00	1.54	7,000.00	10,780.00	5,390							
2	9901	C	AC/XFOB	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.54	7,000.00	10,780.00	5,390							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.40 Total Land Value: 10,780 Market: 0 Agricultural: 0 Common: 10,780 PRINTED 06/08/2026 BY SYS