COMM SE COR OF NW1/4 OF SE1/4, R
FOR POB, RUN W 666.77 FT TO E MA
CO GRADED RD, N 23 DG W ALONG E'

LUCIER KIMBERLY
5796 SW ICHETUCKNEE AVE
FORT WHITE, FL 32038

2026

01-6S-15-00498-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

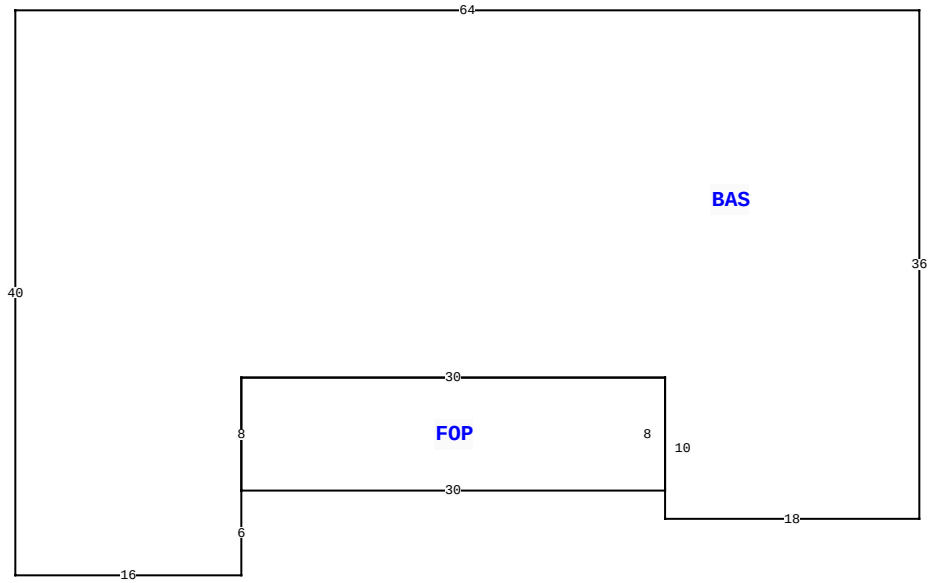
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	202,499
FOP	240	30		72	7,050
TOTALS	2,308			2,140	209,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,140	116.5673	130.56	279,398	2005	2005	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2017 Heated Area: 2068 HX Base Yr 2017



5796 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,548
TOTAL MARKET OB/XF VALUE		21,672
TOTAL LAND VALUE - MARKET		60,400
TOTAL MARKET VALUE		291,620
SOH/AGL Deduction		100,806
ASSESSED VALUE		190,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,092
TOTAL JUST VALUE		291,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32450	POOL ENCL	90	11/04/2014
23546	POOL	140	08/26/2008
22972	SFR	598	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0675	5/13/2016	WD	Q	I	01	212,000
GRANTOR: CHARLES & SUSAN BERDE						
GRANTEE: KIMBERLY LUCIER						
1278/2197	7/30/2014	WD	U	I	12	105,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: CHARLES & SUSAN BER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S40 E16 N6 FOP= E30 N8 W30 S8$ N8 E30 S10 E18 N36$.

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	0280	POOL R/CON	0	100	30	16	480.00	UT	70.00	70.00	100	2005	2005	3	47	15,792	
2	0282	POOL ENCL	0	100	20	40	800.00	UT	15.00	15.00	100	2015	2015	3	49	5,880	

LAND DESCRIPTION

TOTAL OB/XF 21,672

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	0000	C	VAC RES	100			0.00	0.00	5.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,400							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/04/2016 BY DF Total Acres: 6.04 Total Land Value: 60,400 Market: 0 Agricultural: 0 Common: 60,400 PRINTED 11/18/2025 BY SYS