W1/2 OF NW1/4.

635-532

MCCALL WILLIAM K/MCCALL PATRICIA A
237 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

07-5S-16-03483-000

BUILDING CHARACTERISTICS

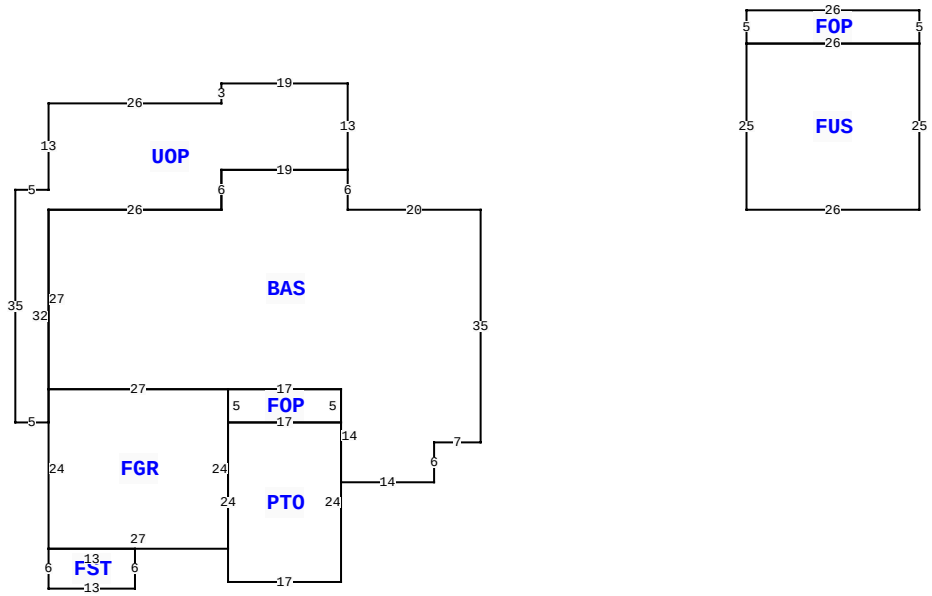
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100		2,121	184,929
FGR	648	55		356	31,039
FOP	85	30		26	2,267
FOP	130	30		39	3,401
FST	78	55		43	3,749
FUS	650	100		650	56,673
PTO	408	5		20	1,744
UOP	838	20		168	14,648
TOTALS	4,958			3,423	298,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,423	114.4794	128.22	438,897	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 1995 Heated Area: 2771 HX Base Yr 1995



237 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		298,450
TOTAL MARKET OB/XF VALUE		7,285
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		335,655
SOH/AGL Deduction		105,481
ASSESSED VALUE		230,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,452
TOTAL JUST VALUE		665,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00277	SFR	42,000	08/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0635/0532	9/30/1987	SW	U	V		70,000

GRANTOR: SMALL BUS ADMIN

GRANTEE: MCCALL WILLIAM K &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N6 UOP= N13 W19 S3W26 S13 W5 S35 E5 N32 E26 N6 E19$ W19 S6 W26 S27 FGR= S24 FST= S6 E13 N6 W13$ E27 N24 W27$ E27 FOP= S5 PTO= S24 E17 N24 W17$ E17 N5 W17$ E17 S14 E14 N6 E7 N35$ PTR=E40 FUS= E26 N25 FOP= N5 W26 S5 E26$ W26 S25 $ W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	37	666.00	UT	1.40	1.40	100	0	0	3	100	932	
3	0210	GARAGE U	0	0	32	40	1,280.00	UT	3.44	3.44	100	0	0	3	100	4,403	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	

LAND DESCRIPTION

TOTAL OB/XF 7,285

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	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	59.00	AC		1.00	1.00	1.00	280.00	280.00	16,520							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	445.00	445.00	8,900							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	355,500							

REVIEW DATE 08/14/2019 BY BC Total Acres: 80.00 Total Land Value: 29,920 Market: 355,500 Agricultural: 25,420 Common: 4,500 PRINTED 11/18/2025 BY SYS