

BEG NW COR OF SW1/4, E 1410.94 F
W 1413.71 FT TO W LINE OF SEC, N
POB, EX RD R/W FOR OLD ICHETUCKN

STREET THOMAS P/STREET TARRI A
673 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

07-5S-16-03486-020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 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	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	06	06
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,865	100		2,865	258,731
FGR	600	55		330	29,801
FOP	368	30		110	9,934
FOP	800	30		240	21,674
FUS	330	100		330	29,801
TOTALS	4,963			3,875	349,942

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0020	BARN, FR	0 100	48	52	2,496.00	UT	5.00	5.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0166	CONC, PAVMT	0 100	0	0	552.00	UT	1.50	1.50
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
9	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
10	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	63.69
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	63.69

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,875	118.1040	132.28	512,585	1998	1998	0	0	0 31.73	68.27	
1 SINGLE FAM 100% - 1999 Heated Area: 3195 HX Base Yr 1999												
673 SW ICHETUCKNEE AVE, LAKE CITY												

073 SW ICHETUCKNEE AVE, LAKE CITY				XF DATE INC DATE					LAND DATE AG DATE		04/10/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
2,496.00	UT	5.00	5.00	100	1998	1998	3	100	12,480			
1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200			
552.00	UT	1.50	1.50	100	1998	1998	3	100	828			
1.00	UT	0.00	0.00	100	2006	2006	3	100	800			
1.00	UT	0.00	0.00	100	2014	2014	3	100	100			
1.00	UT	0.00	0.00	100	2014	2014	3	100	600			
1.00	UT	0.00	0.00	100	2014	2014	3	100	300			
1.00	UT	0.00	0.00	100	2014	2014	3	100	200			
1.00	UT	0.00	0.00	100	2014	2014	3	100	100			
1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000			

TOTAL OB/XF												
18,608												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		349,942	
TOTAL MARKET OB/XF VALUE		23,108	
TOTAL LAND VALUE - MARKET		291,105	
TOTAL MARKET VALUE		395,383	
SOH/AGL Deduction		125,650	
ASSESSED VALUE		269,733	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		219,011	
TOTAL JUST VALUE		664,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		670,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13288	SFR	405	11/12/1997
12268	PUMP/UTPOL	30	03/12/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1039/2174	2/28/2005	WD	Q	V	03
GRANTOR: SHIRLEY BOZZUTO					
GRANTEE: THOMAS P & TARRI ST					
0821/0497	4/25/1996	WD	Q	V	
GRANTOR: SHIRLEY BOZZUTO					
GRANTEE: THOMAS P & TARRI ST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W28 FOP= N8 W46 S8 E46SW46 N8 W11 FGR= W24 S25 E24 N25\$ S25 E3 FOP= S26 E82 N8 W74 N18 W8\$ E8 S18 E74 N35 \$ PTR= N30 FUS= N10 W33 S10 E33\$ S30\$.									

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