COMM SW COR, RUN N 295.50 FT FOR 520.42 FT, E 520.50 FT, S 389.57 S 132.70 FT, W 295.50 FT TO POB.

FLORIDA HALEY
947 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

07-5S-16-03487-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

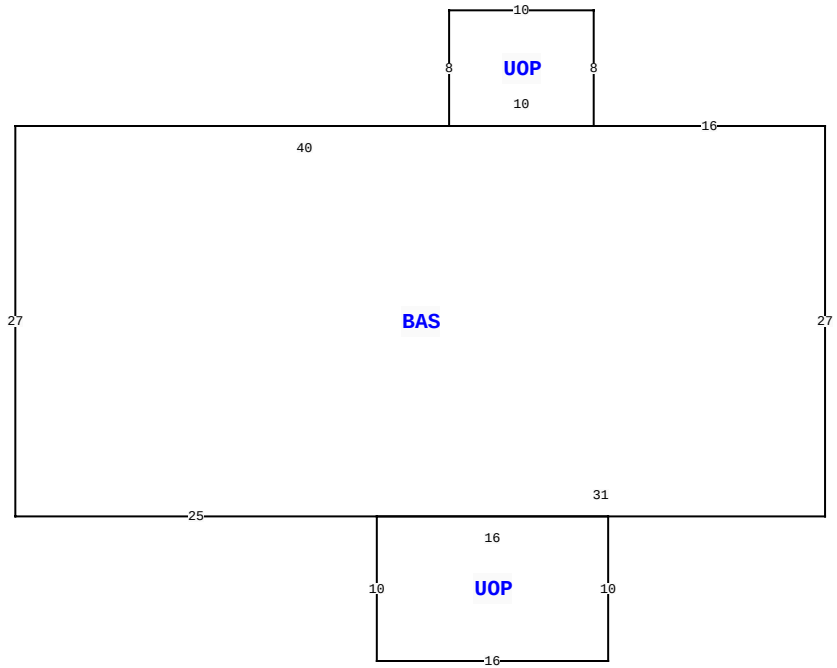
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	90,603
UOP	80	25		20	1,198
UOP	160	25		40	2,397
TOTALS	1,752			1,572	94,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,572	115.9000	108.95	171,269	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



947 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,198
TOTAL MARKET OB/XF VALUE	9,160
TOTAL LAND VALUE - MARKET	52,100
TOTAL MARKET VALUE	155,458
SOH/AGL Deduction	13,005
ASSESSED VALUE	142,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,453
TOTAL JUST VALUE	155,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31677	M H	657	01/08/2014
20519	M H	125	03/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/976	2/27/2025	WD	U	I	11	100
GRANTOR: CARBY JESSICA A						
GRANTEE: FLORIDA HALEY						
1312/1526	3/28/2016	WD	Q	I	01	84,900
GRANTOR: JARED T & JOY C BLANT						
GRANTEE: JESSICA A CARBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W10 S8 E10$ W40 S27 E25 UOP= S10 E16 N10W16$ E31 N27$.

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	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	
2	0296	SHED METAL	0	0	18	30	180.00	UT	9.00	9.00	100	2014	2014	3	100	1,620	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,160

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,100							

REVIEW DATE 08/21/2019 BY BC Total Acres: 5.21 Total Land Value: 52,100 Market: 0 Agricultural: 0 Common: 52,100 PRINTED 11/21/2025 BY SYS