

BEG SW COR OF SW1/4 OF SW1/4, RU
295.5 FT, W 295.5 FT, S 295.5 FT

BAILEY GENAINE MARIE/BAILEY BRANDON SHAYNE
1063 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

07-5S-16-03488-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	06	VINYL ASB 10			
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	05	05			
DOR CODE		0100 SINGLE FAMILY			
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	1,696	100		1,696	153,982
FOP	144	30		43	3,904
FOP	287	30		86	7,808
FSP	153	40		61	5,539
UCP	594	20		119	10,804
UST	96	45		43	3,904
TOTALS	2,970			2,048	185,941

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,048	117.9090	132.06	270,459	1985	2000	0	0	31.25	68.75
1 SINGLE FAM 100% - 2024						Heated Area: 1696			HX Base Yr 2024		
The diagram is a floor plan of a single-family home. It includes several labeled areas with their dimensions in feet: UCP (Unfinished Crawl Space): 23' x 30'. UST (Unfinished Second Floor): 12' x 8'. FOP (Front Porch): 7' x 24'. BAS (Bathroom): 35' x 24'. FSP (Front Staircase): 17' x 9'. Other dimensions shown include: 22' (top left), 8' (top right), 11' (middle right), 27' (middle right), 17' (middle right), 15' (middle right), 18' (middle right), 64' (middle right), 6' (bottom right), 7' (bottom left), 41' (bottom left), 35' (bottom left), 5' (bottom left), 7' (bottom left), 17' (middle right), 9' (middle right).											
BLD DATE						LGL DATE			04/07/2025		
XF DATE						LAND DATE			MLU		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3					Tax Dist:								
BUILDING MARKET VALUE										185,941			
TOTAL MARKET OB/XF VALUE										600			
TOTAL LAND VALUE - MARKET										30,000			
TOTAL MARKET VALUE										216,541			
SOH/AGL Deduction										0			
ASSESSED VALUE										216,541			
TOTAL EXEMPTION VALUE					HX HB					50,722			
BASE TAXABLE VALUE										165,819			
TOTAL JUST VALUE										216,541			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										219,921			