COMM AT SE COR OF N3/4 OF NE 1/4
272.11 FT, FOR POB, CONT W 163.4
FT, E 163.40 FT, S 133.30 FT TO

STETZ JANET HILL
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

12-5S-15-00446-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

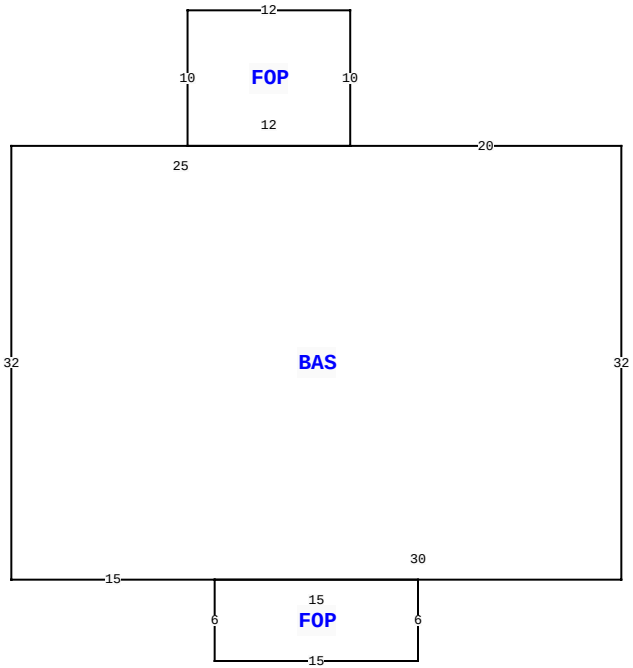
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	157,444
FOP	90	30		27	2,952
FOP	120	30		36	3,936
TOTALS	1,650			1,503	164,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	117.6120	131.73	197,990	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1440 HX Base Yr 2009



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

756 SW ICHETUCKNEE AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,332
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		172,732
SOH/AGL Deduction		58,665
ASSESSED VALUE		114,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,345
TOTAL JUST VALUE		172,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26321	SFR	441	10/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/1988	10/19/2006	QC	Q	V	01	100
GRANTOR: JANICE CARTER HILL DI						
GRANTEE: JANET HILL STETZ						
0753/1194	11/26/1991	WD	Q	V	02	0
GRANTOR: JAMES B CARTER						
GRANTEE: JANICE HILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N10 W12 S10 E12$ W25 S32 E15 FOP= S6 E15 N6 W15$ E30 N32$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 07/13/2016 BY DF Total Acres: 0.50 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/07/2025 BY SYS