



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	19	COMMON BRK 100	0100	01	3,880	109.6300	122.79	476,425	1978	1978	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 3603												
Roof Cover	12	MODULAR MT 100	HX Base Yr																										
Interior Wall	05	DRYWALL 100	Diagram showing building layout with areas labeled BAS, FCP, and FST. Dimensions are provided for various sections.														VALUATION BY												
Interior Floo	14	CARPET 70															Tax Group: 3												
Interior Floo	08	SHT VINYL 30															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												
Bathrooms	3	100															TOTAL MARKET VALUE												
Frame	01	NONE 100															SOH/AGL Deduction												
Stories	1.1	1.100															ASSESSED VALUE												
Architectual	05	CONV 100															TOTAL EXEMPTION VALUE												
Units	0	100	HX HB																										
Condition Adj	03	03 100	BASE TAXABLE VALUE																										
Kitchen Adjus	01	01 100	TOTAL JUST VALUE																										
Quality			05	05	NCON VALUE																								
DOR CODE			5000 IMPROVED AG																										
MAP NUM			02																										
NEIGHBORHOOD/LOC			13515.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,603	100		3,603	287,568																								
FCP	469	25		117	9,338																								
FOP	430	30		129	10,296																								
FST	56	55		31	2,474																								
TOTALS			4,558		3,880	309,676																							
EXTRA FEATURES						1422 SW ICHETUCKNEE AVE, LAKE CITY																							
L N	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	100	0	0	3	100	1,200														
2	0040	BARN, POLE	0	100	50	100	5,000.00	UT	2.50	100	2022	2021		100	12,500														
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100														
TOTAL OB/XF 18,800																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	77.84	AC		1.00	1.00	1.00	280.00	280.00	21,795												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	77.84	AC		1.00	1.00	1.00	4,500.00	4,500.00	350,280												
REVIEW DATE 12/21/2023 BY TW Total Acres: 78.84 Total Land Value: 26,295 Market: 350,280 Agricultural: 21,795 Common: 4,500 PRINTED 11/19/2025 BY SYS																													