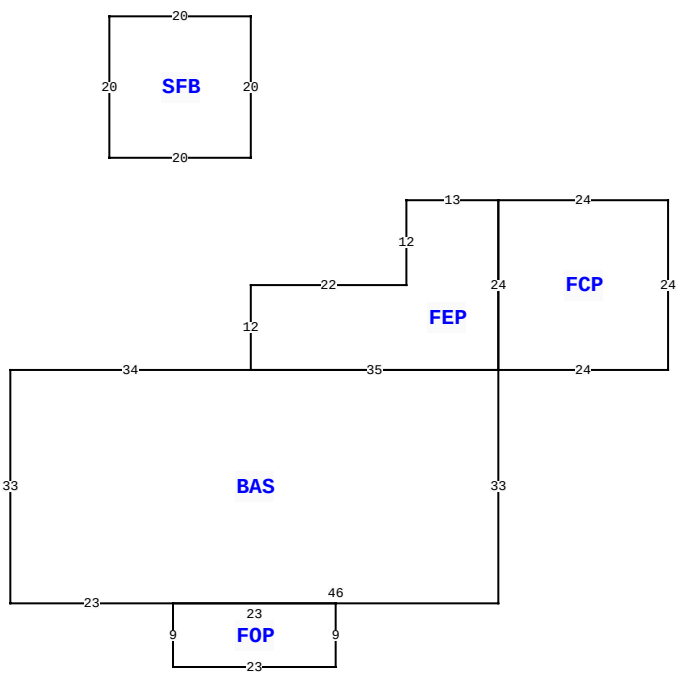


RUSSELL SAMANTHA HOLLY
2034 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

13-5S-15-00458-003



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	VALUATION SUMMARY																				
Exterior Wall		19	COMMON BRK 100							0100	01	3,264	106.8750	119.70	390,701	1992	1992	0	0	0	33.00	67.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 0% - 0														Heated Area: 2677					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																					BUILDING MARKET VALUE					315,113														
Interior Wall		03	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					39,724														
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET					102,885														
Interior Floo		06	VINYL ASB 10																					TOTAL MARKET VALUE					376,309														
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					376,309														
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					0														
Bathrooms			2.5 100																					BASE TAXABLE VALUE					376,309														
Frame		01	NONE 100																					TOTAL JUST VALUE					457,722														
Stories		1.	1. 100																					NCON VALUE					0														
Architectual		05	CONV 100							INCOME VALUE																																	
Units			0 100							PREVIOUS YEAR MKT VALUE					462,635																												
Condition Adj		03	03 100																																								
Kitchen Adjus		01	01 100																																								
Quality		05	05																																								
DOR CODE		5000 IMPROVED AG																																									
MAP NUM									MKT AREA							02																											
NEIGHBORHOOD/LOC		13515.00							1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,277	100		2,277	182,613																																						
FCP	576	25		144	11,549																																						
FEP	576	80		461	36,972																																						
FOP	207	30		62	4,972																																						
SFB	400	80		320	25,664																																						
TOTALS		4,036			3,264	261,770																																					
EXTRA FEATURES						2034 SW ICHETUCKNEE AVE, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU																			
																XF DATE				LAND DATE																							
																INC DATE				AG DATE																							
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	0280	POOL R/CON	0	0	12	31	372.00	UT	70.00	70.00	100	1999	1999	3	40	10,416																											
2	0282	POOL ENCL	0	0	24	52	1,248.00	UT	15.00	15.00	100	1999	1999	3	40	7,488																											
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800																											
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000																											
5	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	15,000																											
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,500																											
7	0296	SHED METAL	0	0	16	12	320.00	UT	6.00	6.00	100	2005	2005	3	100	1,920																											
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400																											
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200																											
LAND DESCRIPTION										TOTAL OB/XF										39,724																							
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																								
2	0100	C	SFR			0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																								
3	6200	A	PASTURE 3			0		A-1	0.00	0.00	8.83	AC		1.00	1.00	1.00	280.00	280.00	2,472																								
4	9910	M	MKT. VAL. AG			0		A-1	0.00	0.00	8.83	AC		1.00	1.00	1.00	9,500.00	9,500.00	83,885																								
REVIEW DATE		07/19/2016		BY	DF		Total Acres: 10.83				Total Land Value: 21,472				Market: 83,885				Agricultural: 2,472				Common: 19,000				PRINTED 10/02/2025 BY SYS																

RUSSELL SAMANTHA HOLLY
2034 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

13-5S-15-00458-003

[illegible]