

BEG NE COR OF SE1/4 OF SE1/4,
RUN S 208.72 FT, W 469.58 FT,
N 208.72 FT, E 469.58 FT TO

CHASTEEN MATTHEW W/CHASTEEN JENNIFER L
1878 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

13-5S-15-00458-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

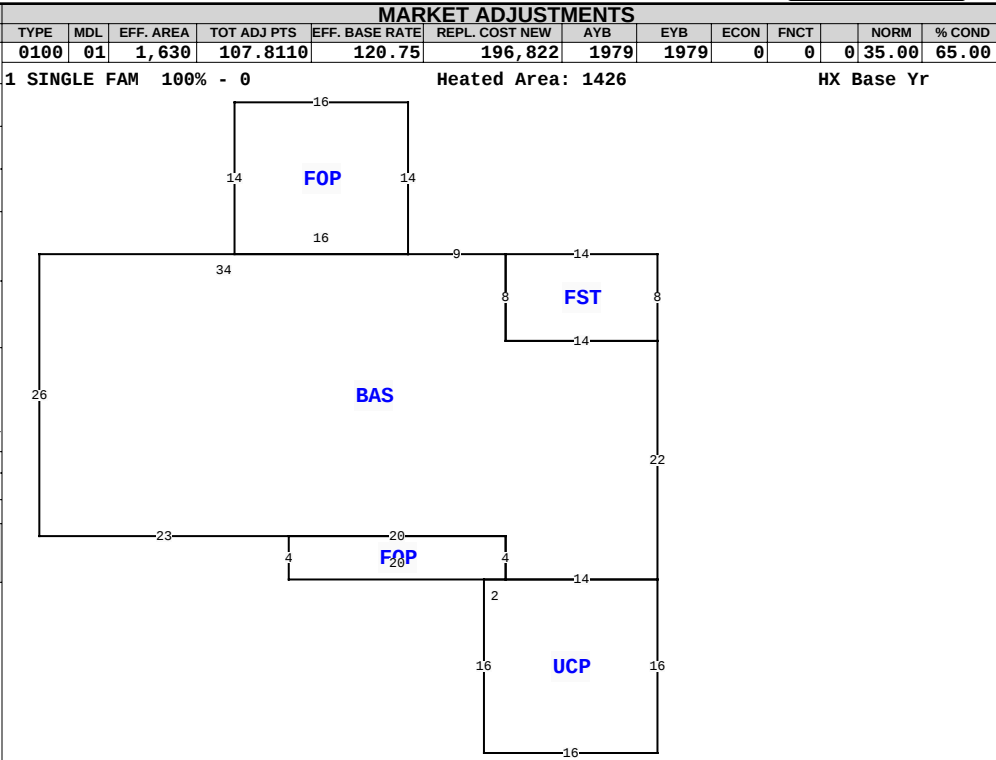
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100		1,426	111,924
FOP	80	30		24	1,884
FOP	224	30		67	5,259
FST	112	55		62	4,867
UCP	256	20		51	4,003

TOTALS	2,098			1,630	127,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0021	BARN, FR AE	0	100	0	0	1.00	UT 0.00	0.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT 35.00	35.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.06



1878 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		127,934	
TOTAL MARKET OB/XF VALUE		8,418	
TOTAL LAND VALUE - MARKET		24,720	
TOTAL MARKET VALUE		161,072	
SOH/AGL Deduction		66,413	
ASSESSED VALUE		94,659	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		43,937	
TOTAL JUST VALUE		161,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,072	

XFOB:2:1: POOL DAMAGED BY FLOOD, GIVEN AP FOR 2013
SALE:1:1: 2.06 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9505	POOL	75	03/23/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0783/2119	12/20/1993	WD	U	I	12	25,000	
GRANTOR: WILLIAM T GRAY							
GRANTEE: MATTHEW W CHASTEEN							
0427/0103	5/01/1979	03	Q	V		2,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W9 FOP= N14 W16 S14 E16\$ W34 S26 E23 FOP= S4E20 N4 W20\$ E20 S4 UCP= W2 S16 E16 N16 W14\$ E14 N22 FST= N8 W14 S8 E14\$ W14 N8\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.06