LOTS 8 WHITE OAK PLANTATION S/D.
853-199, 853-204,

EDWARDS ALLEN S/EDWARDS LINDA H
1259 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

18-5S-16-03644-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

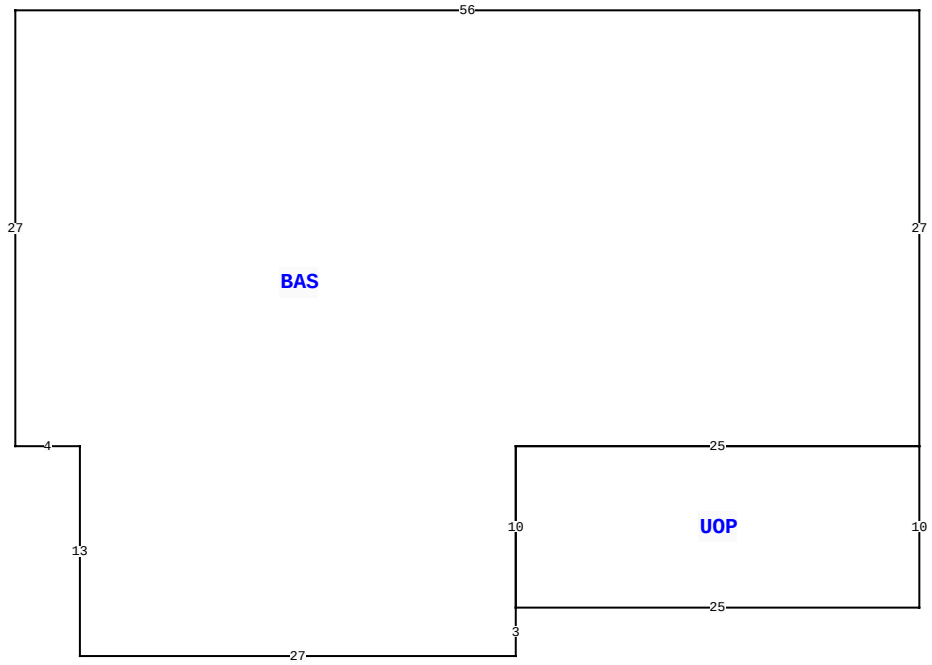
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100		1,863	109,709
UOP	250	25		62	3,651
TOTALS	2,113			1,925	113,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,925	113.9000	107.07	206,110	1999	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 1999 Heated Area: 1863 HX Base Yr 1999



1259 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE	11/16/1998	MO	LGL DATE	
XF DATE			LAND DATE	04/07/2025 MLU
INC DATE			AG DATE	04/25/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,360
TOTAL MARKET OB/XF VALUE		11,320
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		179,680
SOH/AGL Deduction		122,900
ASSESSED VALUE		56,780
TOTAL EXEMPTION VALUE	HX HB	31,780
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		179,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14696	M H	125	11/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0853/0199	2/05/1998	WD	Q	V		29,400

GRANTOR: A BAR S LAND & CATTLE
GRANTEE: ALLEN & LINDA EDWAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E4 S13 E27 N3 UOP= E25 N10 W25 S10$ N10 E25 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	2006	2006	3	100	320	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,320

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/17/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS