

MCDUGAL JOSHUA/MCDUGAL BROOKE
1409 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

18-5S-16-03648-001



BUILDING CHARACTERISTICS/CONSTRUCTION										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		32	0100		01	2,751	117.4272	131.52	361,812	2016	2016		0	0	0	9.00	91.00	VALUATION BY											
Roof Structure		03	1		SINGLE FAM		100% - 2017		Heated Area: 2536				HX		Base Yr 2017		STANDARD												
Roof Cover		12															Tax Group: 3												
Interior Wall		05															Tax Dist:												
Interior Floor		08															BUILDING MARKET VALUE												
Interior Floor		14															TOTAL MARKET OB/XF VALUE												
Air Condition		03															TOTAL LAND VALUE - MARKET												
Heating Type		04															TOTAL MARKET VALUE												
Bedrooms																	SOH/AGL Deduction												
Bathrooms																	ASSESSED VALUE												
Frame		02															TOTAL EXEMPTION VALUE												
Stories		1.															BASE TAXABLE VALUE												
Architectural		05															TOTAL JUST VALUE												
Units																	NCON VALUE												
																	INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												
Quality		07	07																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		18516.00	1.00/																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		2,248	100		2,248	269,048																							
FCP		576	25		144	17,234																							
FHS		288	60		173	20,705																							
FOP		204	30		61	7,301																							
FOP		418	30		125	14,960																							
TOTALS		3,734			2,751	329,249																							
EXTRA FEATURES		1409 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200													
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500													
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800													
4	0040	BARN,POLE	0	100	23	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000													
5	0296	SHED METAL	0	100	23	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	500													
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000													
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400													
8	0280	POOL R/CON	0	100	13	29	377.00	UT	56.00	56.00	100	2023	2022		95	20,056													
LAND DESCRIPTION										TOTAL OB/XF										28,456									
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	100		A-1	0.00	0.00	7.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,595												
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500												
REVIEW DATE		07/14/2022		BY	TW		Total Acres: 10.01		Total Land Value: 67,930		Market: 28,500		Agricultural: 1,335		Common: 66,595		PRINTED 11/07/2025 BY SYS												