S1/2 OF S1/2 OF SW1/4 OF NW1/4 E
326-183, QC 1428-1278,

THE BARBARA GRAY FAMILY TRUST
1601 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

18-5S-16-03649-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

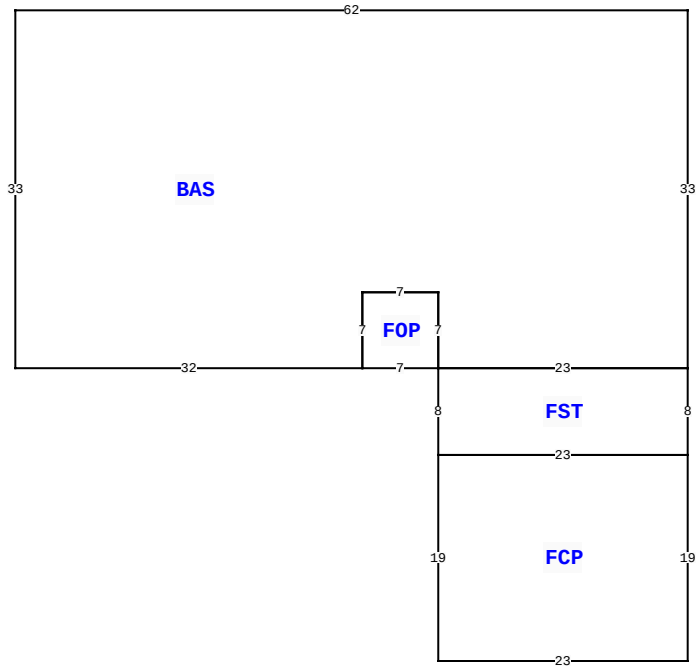
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100		1,997	160,763
FCP	437	25		109	8,775
FOP	49	30		15	1,208
FST	184	55		101	8,131
TOTALS	2,667			2,222	178,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	110.5800	123.85	275,195	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1997 HX Base Yr 1999



1601 SW ICHETUCKNEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,877
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		193,882
SOH/AGL Deduction		91,981
ASSESSED VALUE		101,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,179
TOTAL JUST VALUE		275,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1278	1/13/2021	QC	U	I	30	100

GRANTOR: GRAY BARBARA LYNN KIR
GRANTEE: THE BARBARA GRAY FA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S33 E32 FOP= E7 N7 W7 S7$ N7 E7 S7 FST= S8 FCP= S19 E23 N19 W23$ E23 N8 W23$ E23 N33$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 10/17/2019 BY BC Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/07/2025 BY SYS