

COMM SW COR SEC RUN E 40 FT TO
ICHETUCKNEE RD FOR POB, CONT E 3
593.67 FT, W 366.93 FT TO E R/W,

WALKER RONALD S/WALKER LORI A
2019 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2025

18-5S-16-03650-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

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	1,334	100		1,334	126,380
FGR	440	55		242	22,927
FOP	192	30		58	5,495
FOP	496	30		149	14,116
FUS	986	100		986	93,412
UDU	96	55		53	5,021
UST	140	45		63	5,968

TOTALS 3,684 2,885 273,318

EXTRA FEATURES

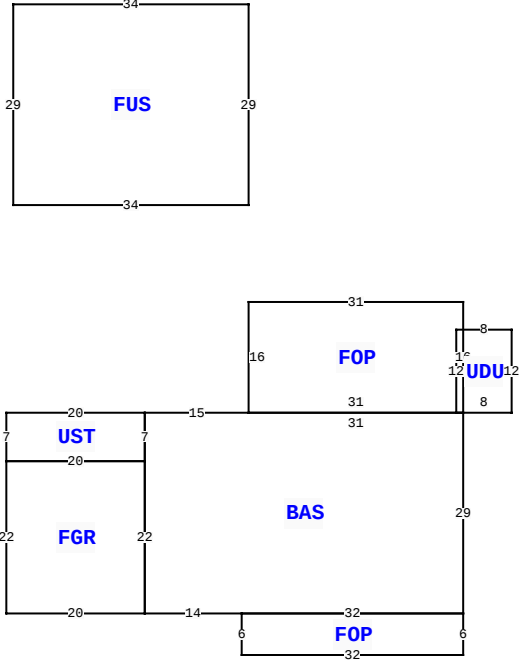
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0 100	21	23	483.00	UT	5.00	5.00	100	1993	1993	3	100	2,415	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2003	2003	3	43	15,411	
4	0166	CONC, PAVMT	0 100	29	50	938.00	UT	2.00	2.00	30	2003	2003	3	30	563	
5	0294	SHED WOOD/	0 100	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0031	BARN, MT AE	0 100	28	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	11,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 10/21/2019 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,885	130.1338	145.75	420,489	1975	1975	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2000				Heated Area: 2320				HX Base Yr 2000				



2019 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/10/2024 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		273,318			
TOTAL MARKET OB/XF VALUE		32,309			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		355,627			
SOH/AGL Deduction		162,142			
ASSESSED VALUE		193,485			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		142,763			
TOTAL JUST VALUE		355,627			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		339,977			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19699	POOL	60	07/02/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0875/2075	3/02/1999	WD	Q	I	
GRANTOR: E NELSON					SALE PRICE
GRANTEE: RONALD & LORI WALKER					110,000

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 UST= W20 S7 E20 N7S\$7 FGR= W20 S22 E20 N22\$ S22 E14
FOP= S6 E32 N6 W32\$ E32 N29 FOP= N16 W31 S16 E31\$ W31\$
PTR=N30 FUS= N29 W34 S29E34\$ S30\$ PTR=E30 UDU= E8 N12W8 S12\$ W30\$.