

BEG 859.29 FT N OF SW COR OF SEC
FT, E 427.50 FT, S 208.71 FT, W
POB, EX RD R/W & COMM SW COR, RU

PARRISH JONATHAN/PARRISH JESSICA L
1919 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

18-5S-16-03650-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,320	100		1,320	170,455
FOP	112	30		34	4,390
FST	84	55		46	5,940
UCP	840	20		168	21,695

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0060	CARPORT F	0	100	28	40	1,120.00	UT	3.50
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	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	1.88
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.37

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,568	128.1060	143.48	224,977	1978	2015	0	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1320 HX Base Yr 2020													
1919 SW ICHETUCKNEE AVE, LAKE CITY													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0
2	0060	CARPORT F	0	100	28	40	1,120.00	UT	3.50	3.50	100	2014	2014
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.88	AC		1.00	1.00
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.37	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,479	
TOTAL MARKET OB/XF VALUE		5,820	
TOTAL LAND VALUE - MARKET		46,750	
TOTAL MARKET VALUE		255,049	
SOH/AGL Deduction		58,197	
ASSESSED VALUE		196,852	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		146,130	
TOTAL JUST VALUE		255,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,299	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1401/1013	12/16/2019	WD	Q	I	05	182,000	
GRANTOR: BRENDA E NELSON							
GRANTEE: JONATHAN & JESSICA							
1371/1480	10/22/2018	LE	U	I	14	100	
GRANTOR: BRENDA E NELSON (LIFE							
GRANTEE: JUSTIN NELSON & JES							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W42 S26 E26 FOP= S4 E28N4 W28\$ E28 UCP= S4 E28 N30 W28 S26\$ N19 FST= N7 W12 S7 E12\$ W12 N7\$.													