S1/2 OF SW1/4 OF NW1/4 & COMM NE OF NW1/4, RUN S 483.47 FT FOR PO FT, W 1294.20 FT TO E R/W OLD IC

GRAVES CATHERINE C
2611 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-005

BUILDING CHARACTERISTICS

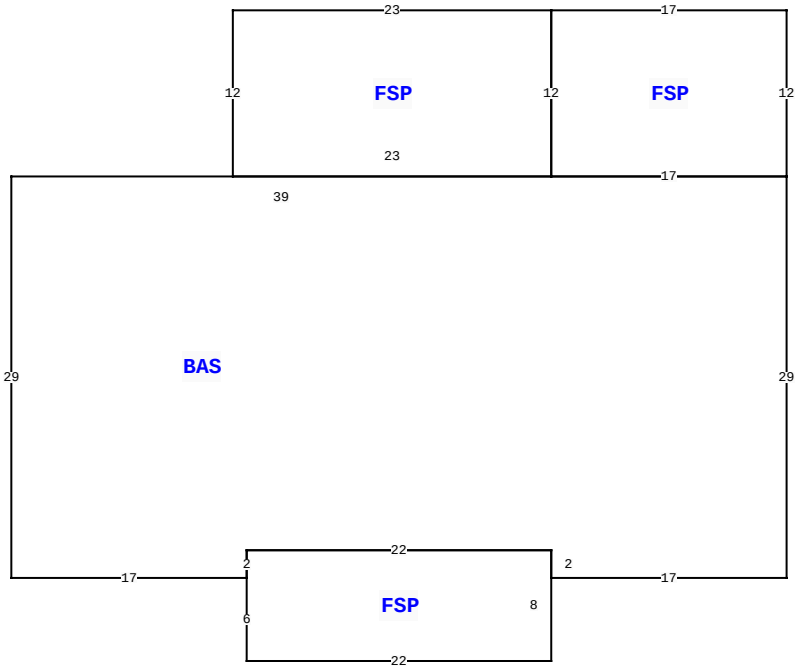
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	19516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100		1,580	126,023
FSP	176	40		70	5,584
FSP	204	40		82	6,540
FSP	276	40		110	8,774
TOTALS	2,236			1,842	146,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	109.5640	122.71	226,032	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1580 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

2611 SW ICHETUCKNEE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,921
TOTAL MARKET OB/XF VALUE		12,780
TOTAL LAND VALUE - MARKET		142,860
TOTAL MARKET VALUE		172,088
SOH/AGL Deduction		56,811
ASSESSED VALUE		115,277
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		59,555
TOTAL JUST VALUE		302,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14490	PUMP/UTPOL	30	09/08/1998
12433	SFR	265	04/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1625	8/28/2023	LE	U	I	14	100
GRANTOR: GRAVES FREDRICK AKA F						
GRANTEE: MCDANIEL CATHERINE						
0561/0100	4/01/1985	WD	Q	V	01	40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W23 S12 E23$ W39 S29 E17 FSP= S6 E22 N8 W22 S2$ N2 E22 S2 E17 N29 FSP= N12 W17 S12 E17$.

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	0040	BARN,POLE	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0020	BARN,FR	0	100	24	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	1997	1997	3	100	1,440	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	60	2006	2006	3	60	540	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 12,780

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	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	280.00	280.00	6,387							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	6,000.00	6,000.00	136,860							

REVIEW DATE 10/21/2019 BY BC Total Acres: 23.81 Total Land Value: 12,387 Market: 136,860 Agricultural: 6,387 Common: 6,000 PRINTED 10/03/2025 BY SYS