COMM AT NW COR OF SW1/4 OF NW1/4
TO E R/W OF ICHETUCKNEE AVE, THE
TO POB, CONT S 412.99 FT, E 525.

PEPPER HERBERT N/PEPPER SHARON M
2459 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

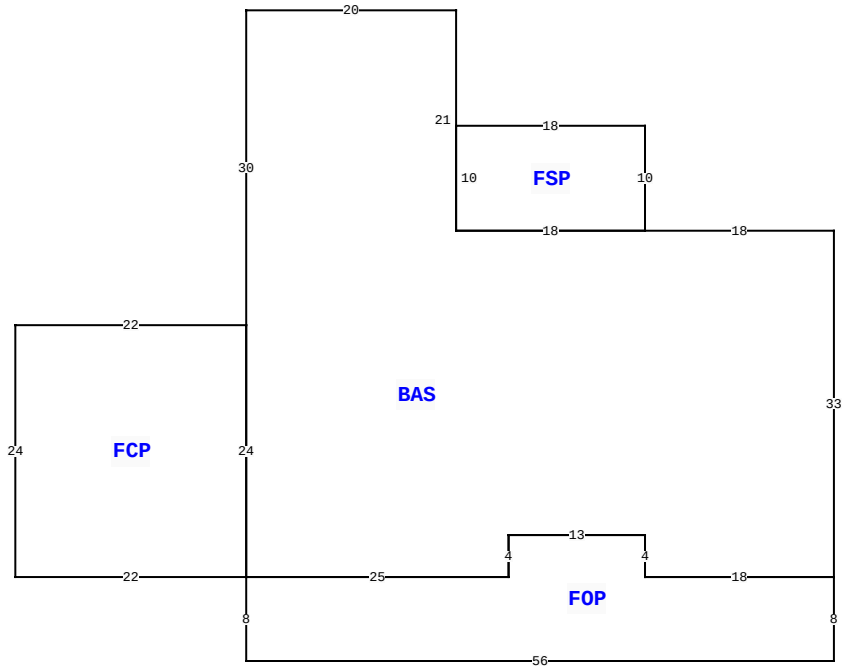
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	19516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	235,782
FCP	528	25		132	14,045
FOP	500	30		150	15,960
FSP	180	40		72	7,661
TOTALS	3,424			2,570	273,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	118.7520	133.00	341,810	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2216 HX Base Yr 2006



2459 SW ICHETUCKNEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,448
TOTAL MARKET OB/XF VALUE		30,683
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		354,131
SOH/AGL Deduction		130,009
ASSESSED VALUE		224,122
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,400
TOTAL JUST VALUE		354,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049432	Electrical Servic	0	03/15/2024
39154	MAINT/ALTR	0	01/15/2020
27093	POOL	160	06/19/2008
22275	SFR	616	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1003/1526	12/29/2003	WD	Q	V		19,000

GRANTOR: GRAVES

GRANTEE: HERBERT N & SHARON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W18 S10 E18$ W18 N21 W20 S30 FCP= W22 S24 E22 N24$ S24 FOP= S8 E56 N8 W18 N4 W13 S4 W25$ E25 N4 E13 S4 E18 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	565.00	UT	2.50	2.50	100	2005	2005	3	100	1,413	
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2006	2006	3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2008	2008	3	58	18,270	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 30,683

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 04/05/2024 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS