

BEG AT INTERS OF S R/W LINE OF S
E R/W LINE OF SW ICHETUCKNEE AVE
FT, S 295.25 FT, W 295.25 FT TO

NEWCOMB WILLIAM BRADLY
2141 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-009



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0202	02	1,512	113.5000	112.36	169,888	2022	2022	0	0	5.00	95.00	VALUATION BY STANDARD														
Exterior Wall	00	N/A 0	1 MANUF 2 100% - 2024												Heated Area: 1512 HX Base Yr 2024														
Roof Structure	03	GABLE/HIP 100	BAS 2024													BUILDING MARKET VALUE 161,394													
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 49,240													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 28,000													
Interior Floor	08	SHT VINYL 50														TOTAL MARKET VALUE 238,634													
Interior Floor	14	CARPET 50														SOH/AGL Deduction 0													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 238,634													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bedrooms	3	100														BASE TAXABLE VALUE 187,912													
Bathrooms	2	100														TOTAL JUST VALUE 238,634													
Frame	01	NONE 100														NCON VALUE 0													
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 242,031																										
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0200 MOBILE HOME																												
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	1,512	100	2024	1,512	161,394																								
TOTALS	1,512			1,512	161,394																								
EXTRA FEATURES										2141 SW ICHETUCKNEE AVE, LAKE CITY																			
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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024	2023	100	7,000														
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 500.00	500.00	100	2024	2023	100	500														
3	0262	PRCH,FOP	0	100	0	0		1.00	UT 3,240.00	3,240.00	100	2024	2023	100	3,240														
4	0264	PRCH,FSP	0	100	0	0		1.00	UT 12,500.00	12,500.00	100	2024	2023	100	12,500														
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2024	2023	100	2,000														
6	0040	BARN,POLE	0	100	40	60		2,400.00	UT 10.00	10.00	100	2024	2023	100	24,000														
LAND DESCRIPTION										TOTAL OB/XF 49,240																			
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000												
REVIEW DATE 01/24/2023 BY JB Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/02/2025 BY SYS																													