W1/2 OF S3/4 OF SE1/4 OF SE1/4 L
ICHETUCKNEE RD (NEW GRADE). ALSO
OF NE1/4 (LOCATED IN SEC 1-6S-15

LEDESMA GERARDO WASHINGTON/MEJIA NATALIE GUTOWSKI
4080 BROADMOOR BLUFFS DR
COLORADO SPRINGS, CO 80906

2026

36-5S-15-00486-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

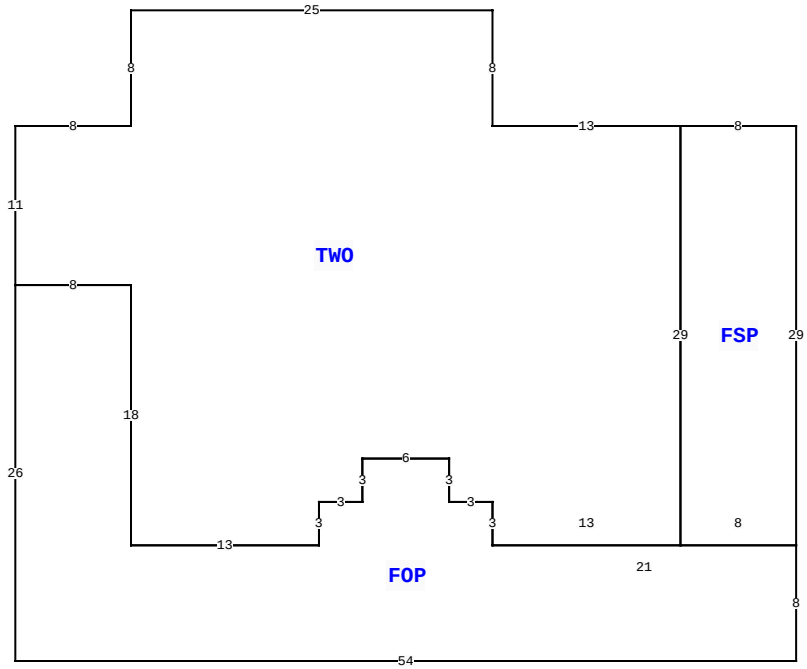
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	630	30		189	16,887
FSP	232	40		93	8,310
TWO	1,336	200		2,672	238,740
TOTALS	2,198			2,954	263,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,954	122.7292	137.46	406,057	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2672 HX Base Yr 2022



4997 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	06/06/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,500
TOTAL MARKET OB/XF VALUE		4,150
TOTAL LAND VALUE - MARKET		104,640
TOTAL MARKET VALUE		421,290
SOH/AGL Deduction		56,496
ASSESSED VALUE		364,794
TOTAL EXEMPTION VALUE	HX HB 13	316,231
BASE TAXABLE VALUE		48,563
TOTAL JUST VALUE		421,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1438/1733	5/25/2021	WD	Q	I	01	410,000

GRANTOR: RICHARDS SHARON L

GRANTEE: LEDESMA GERARDO WAS

BUILDING NOTES

BUILDING DIMENSIONS

TWO= W13 N8 W25 S8 W8 S11 FOP= S26 E54 N8 W21 N3 W3 N3W6 S3 W3 S3 W13 N18 W8$ E8 S18E13 N3 E3 N3 E6 S3 E3 S3 E13 FSP= E8 N29 W8 S29$ N29 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,150

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	17.44	AC		1.00	1.00	1.00	6,000.00	6,000.00	104,640							

REVIEW DATE 08/01/2016 BY DF Total Acres: 17.44 Total Land Value: 104,640 Market: 0 Agricultural: 0 Common: 104,640 PRINTED 11/18/2025 BY SYS

W1/2 OF S3/4 OF SE1/4 OF SE1/4 L
ICHETUCKNEE RD (NEW GRADE). ALSO
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2026

36-5S-15-00486-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

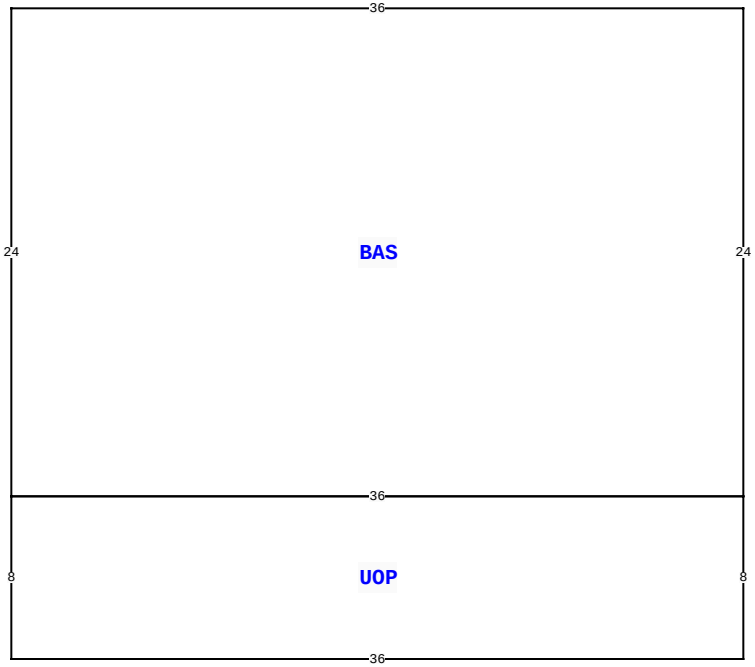
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	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	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	45,508
UOP	288	20		58	3,055
TOTALS	1,152			922	48,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	922	134.3680	150.49	138,752	1970	1970	30	0	0	35.00	35.00

2 SINGLE FAM 0% - 2022 Heated Area: 864 HX Base Yr 2022



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BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 W36 S24 UOP= S8 E36N8 W36$ E36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/01/2016 BY DF Total Acres: 17.44 Total Land Value: 104,640 Market: 0 Agricultural: 0 Common: 104,640 PRINTED 11/18/2025 BY SYS