BEG SW COR OF SW1/4 OF SW1/4, RU
295.5 FT, W 295.5 FT, S 295.5 FT

BAILEY GENAINE MARIE/BAILEY BRANDON SHAYNE
1063 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

07-5S-16-03488-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

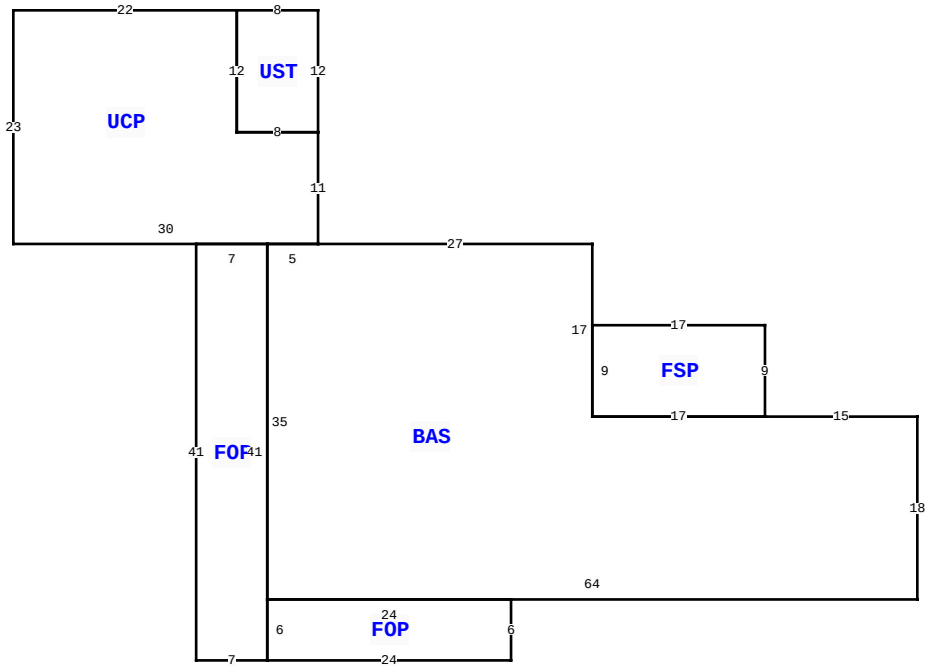
NEIGHBORHOOD/LOC 7516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100		1,696	151,230
FOP	144	30		43	3,834
FOP	287	30		86	7,668
FSP	153	40		61	5,440
UCP	594	20		119	10,611
UST	96	45		43	3,834
TOTALS	2,970			2,048	182,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	117.9090	129.70	265,626	1985	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2024 Heated Area: 1696 HX Base Yr 2024



1063 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,618
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		215,218
SOH/AGL Deduction		0
ASSESSED VALUE		215,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,807
TOTAL JUST VALUE		215,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/265	8/18/2023	WD	Q	I	01	255,500
GRANTOR: ROTMAN CAPITAL LLC						
GRANTEE: BAILEY GENAINE MARI						
1493/389	6/19/2023	WD	U	I	37	130,000
GRANTOR: SAULS PERRY R						
GRANTEE: ROTMAN CAPITAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N9 W17 S9 E17$W17N17 W27 UCP= N11 UST= N12 W8 S12 E8$ W8 N12 W22 S23 E30$ W5 FOP= W7 S41 E7 N41$ S35 FOP= S6 E24 N6 W24$ E64 N18$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 10/03/2023 BY TP Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS