THE S 10 AC OF N3/4 OF NE1/4 OF
EX .50 AC DESC ORB 1099-1988.

CARTER JANICE
758 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

12-5S-15-00446-001

BUILDING CHARACTERISTICS

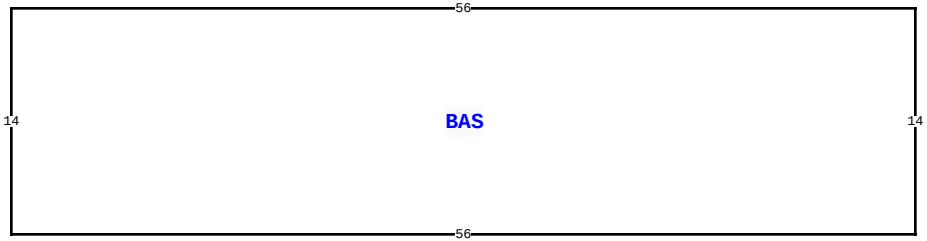
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,579
TOTALS	784			784	13,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	72.1650	43.30	33,947	1991	1991	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 784 HX Base Yr



758 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	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2013	2013	3	100	2,592	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,579
TOTAL MARKET OB/XF VALUE		10,692
TOTAL LAND VALUE - MARKET		104,500
TOTAL MARKET VALUE		37,659
SOH/AGL Deduction		17,027
ASSESSED VALUE		20,632
TOTAL EXEMPTION VALUE	HX HB SX	20,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		128,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,771

XFOB:1:1: OAKS MH

BLDG:1:1: OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19057	M H	125	12/19/2001
14843	M H	125	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/2403	11/25/2008	QC	Q	I	01	100
GRANTOR: JANICE CARTER HILL(JA						
GRANTEE: JANICE HILL						
0753/1194	11/26/1991	WD	Q	V	02	0
GRANTOR: JAMES B CARTER						
GRANTEE: JANICE HILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,692

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							

REVIEW DATE 07/13/2016 BY DF Total Acres: 9.50 Total Land Value: 13,388 Market: 93,500 Agricultural: 2,388 Common: 11,000 PRINTED 11/17/2026 BY SYS