

COMM AT SE COR OF N3/4 OF NE 1/4
272.11 FT, FOR POB, CONT W 163.4
FT, E 163.40 FT, S 133.30 FT TO

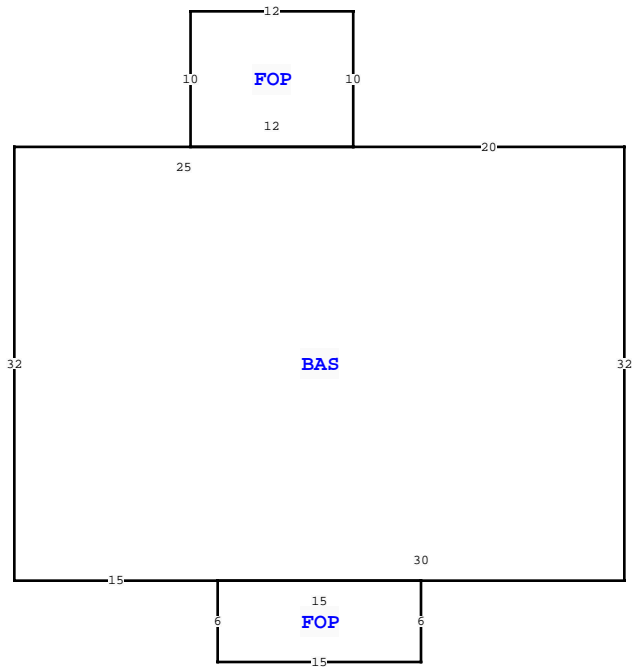
STETZ JANET HILL
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

12-5S-15-00446-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
FOP	90	30	
FOP	120	30	
TOTALS	1,650		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,503	117.6120	131.73	197,990	2008	2008	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2009 Heated Area: 1440 HX Base Yr 2009													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		164,332		
TOTAL MARKET OB/XF VALUE		1,400		
TOTAL LAND VALUE - MARKET		9,000		
TOTAL MARKET VALUE		174,732		
SOH/AGL Deduction		60,997		
ASSESSED VALUE		113,735		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		62,324		
TOTAL JUST VALUE		174,732		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		174,712		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26321	SFR	441	10/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/1988	10/19/2006	QC	Q	V	01	100
GRANTOR: JANICE CARTER HILL DI						
GRANTEE: JANET HILL STETZ						
0753/1194	11/26/1991	WD	Q	V	02	0
GRANTOR: JAMES B CARTER						
GRANTEE: JANICE HILL						

EXTRA FEATURES		756 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	0296	SHED METAL	0	100	0	0			1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 FOP= N10 W12 S10 E12\$ W25 S32 E15 FOP= S6 E15 N6 W15\$ E30 N32\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							