COMM SE COR OF SEC, RUN N 40.06
CR-240 FOR POB, W 330.26 FT, N 6
330.21 FT TO E LINE OF SEC, S 66

JOHNSTON JANET A/STREET TARRI
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

12-5S-15-00450-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

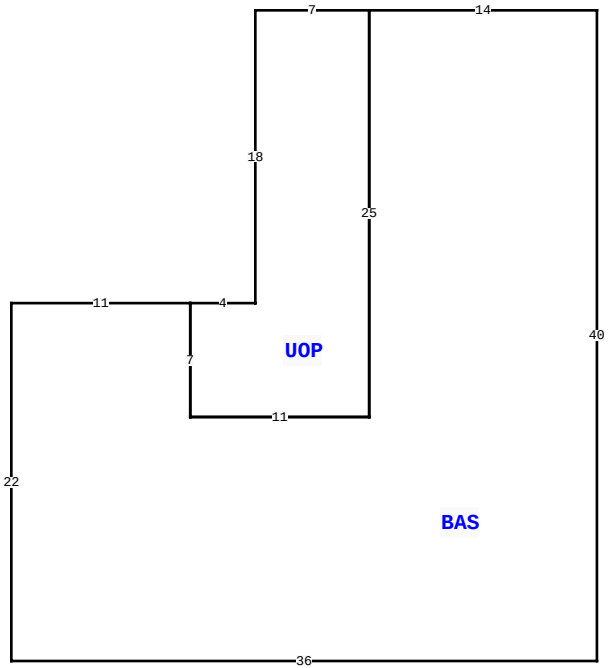
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	04	SINGLE SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100		967	9,722
UOP	203	20		41	412
TOTALS	1,170			1,008	10,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,008	44.1000	50.27	50,672	1915	1915	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2024 Heated Area: 967 HX Base Yr



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

1076 SW ICHETUCKNEE AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	10,134
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	75,134
SOH/AGL Deduction	9,181
ASSESSED VALUE	65,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,953
TOTAL JUST VALUE	75,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/2325	8/07/2023	WD	Q	I	01	74,900
GRANTOR: WALTERS JOHN D						
GRANTEE: JOHNSTON JANET A						
1493/2011	6/27/2023	WD	Q	I	01	68,000
GRANTOR: PARRISH BYRON LANE						
GRANTEE: WALTERS JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= W7 S18 W4 S7 E11 N25$ S25 W11 N7 W11 S22 E36 N40$.

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
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 09/27/2023 BY ME Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS