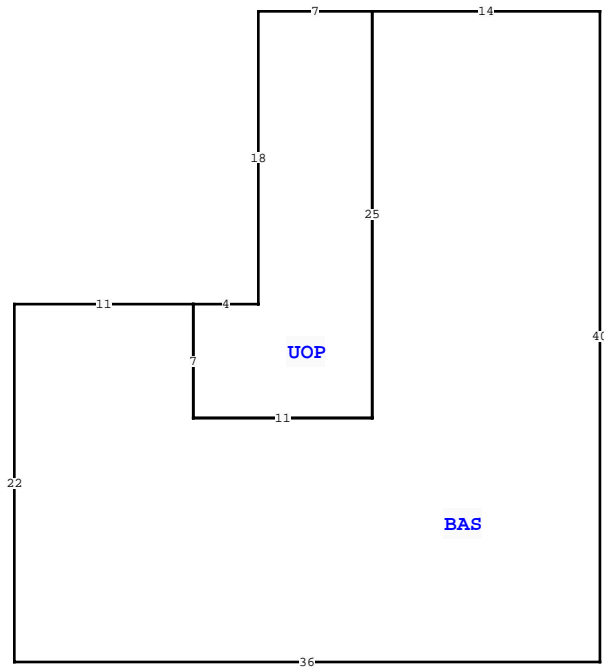


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	50
Exterior Wall	04	SINGLE SID	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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
BAS	967	100	
UOP	203	20	
TOTALS	1,170		1,008
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		967	9,552
		41	405

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	49.39	49,785	1915	1915	0	0	50	35.00	20.00
1 SINGLE FAM 0% - 2024 Heated Area: 967 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	9,957		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	74,957		
SOH/AGL Deduction	9,004		
ASSESSED VALUE	65,953		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	65,953		
TOTAL JUST VALUE	74,957		
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: FARRISH BYRON LANE						
GRANTEE: WALTERS JOHN D						

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	
1076 SW ICHETUCKNEE AVE, LAKE CITY													BLD DATE		LGL DATE	05/06/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		
													TOTALS	0			

BUILDING NOTES	

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

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