COMM AT SE COR OF NE1/4 OF NE 1/
TO W R/W OF C R 238 FOR POB, CON
466.38 FT, E 84.26 FT, N 396.03

DANSBY GARY JUSTIN/DANSBY CINDY MICHELE
1220 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

13-5S-15-00454-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

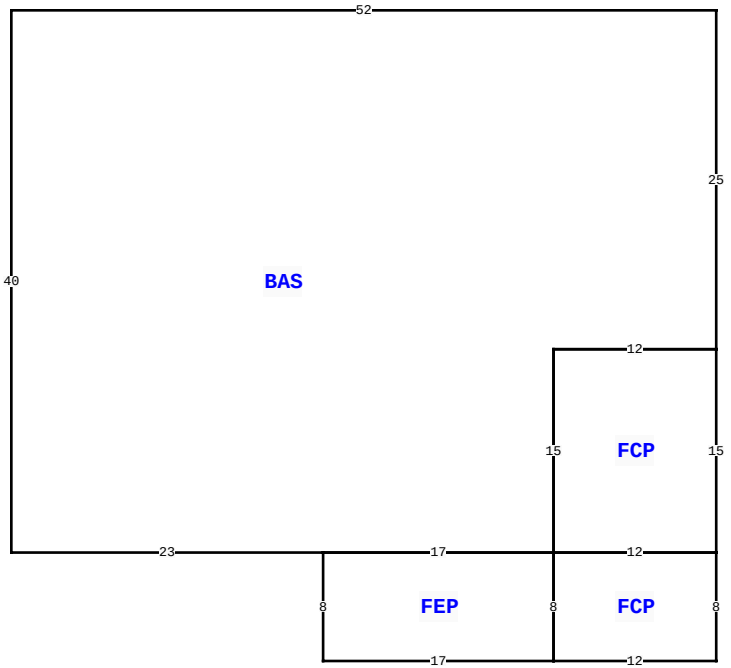
NEIGHBORHOOD/LOC 13515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	141,000
FCP	96	25		24	1,781
FCP	180	25		45	3,340
FEP	136	80		109	8,089
TOTALS	2,312			2,078	154,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	103.7900	114.17	237,245	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1900 HX Base Yr 2008



1220 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,209
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		95,280
TOTAL MARKET VALUE		259,589
SOH/AGL Deduction		129,360
ASSESSED VALUE		130,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,818
TOTAL JUST VALUE		259,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/2331	3/24/2009	WD	U	V	15	8,000
GRANTOR: JOANN W HOUDE						
GRANTEE: GARY & CINDY DANSBY						
1129/0038	8/20/2007	WD	Q	I	03	165,000
GRANTOR: GERALD WITT						
GRANTEE: GARY & CINDY DANSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S40 E23 FEP= S8 E17 N8 W17$ E17 FCP= S8 E12 N8 W12$
FCP= E12 N15W12 S15 $ N15 E12 N25$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.93	AC		1.00	1.00	1.00	12,000.00	12,000.00	35,160							

REVIEW DATE 07/20/2016 BY DF Total Acres: 7.94 Total Land Value: 95,280 Market: 0 Agricultural: 0 Common: 95,280 PRINTED 11/17/2026 BY SYS