COMM AT NE COR OF SE1/4 RUN W AL
SAID SE1/4 40 FT TO W R/W LINE O
POB, CONT W 734.40 FT, S 450 FT,

JENKINS T.D./JENKINS SHIRLEY
153 NW CYPRESS COVE DR
LAKE CITY, FL 32055

2027

13-5S-15-00457-000

BUILDING CHARACTERISTICS

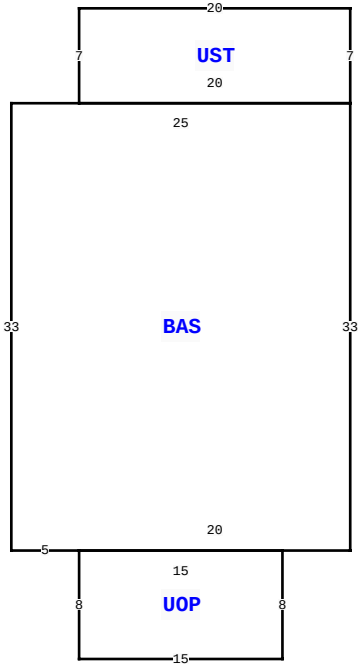
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	825	100		825	45,276
UOP	120	20		24	1,317
UST	140	45		63	3,457
TOTALS	1,085			912	50,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	76.7520	84.43	77,000	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 825 HX Base Yr 2011



1638 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	16	24	384.00	UT	2.50	2.50	100	2000	2000	3	100	960	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,050
TOTAL MARKET OB/XF VALUE	1,010
TOTAL LAND VALUE - MARKET	78,500
TOTAL MARKET VALUE	65,020
SOH/AGL Deduction	28,945
ASSESSED VALUE	36,075
TOTAL EXEMPTION VALUE	HX HB WX SX 36,075
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	129,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/592	2/27/2026	QC	U	I	11	100
GRANTOR: JENKINS BONNIE						
GRANTEE: JENKINS T.D.						
1392/0139	8/25/2019	WD	U	I	30	100
GRANTOR: BONNIE JENKINS						
GRANTEE: BONNIE JENKINS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N7 W20 S7 E20$ BAS= W25 S33 E5 UOP= S8 E15 N8 W15$ E20 N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,010

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 07/20/2016 BY DF Total Acres: 8.00 Total Land Value: 13,960 Market: 66,500 Agricultural: 1,960 Common: 12,000 PRINTED 11/17/2026 BY SYS