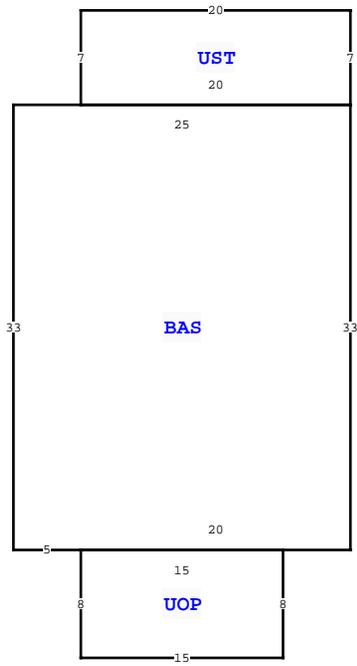


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
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
BAS	825	100	
UOP	120	20	
UST	140	45	
TOTALS	1,085		912 51,870

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,870
TOTAL MARKET OB/XF VALUE			1,010
TOTAL LAND VALUE - MARKET			78,500
TOTAL MARKET VALUE			66,840
SOH/AGL Deduction			31,759
ASSESSED VALUE			35,081
TOTAL EXEMPTION VALUE	HX HB WX SX		35,081
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			131,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,967

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						

EXTRA FEATURES	
L N	OB/XF CODE
1	0294
2	0252

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

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

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	0294	SHED WOOD/	0	100	16	24		384.00	UT	2.50				2.50	960
2	0252	LEAN-TO W/	0	100	0	0		1.00	UT	0.00				0.00	50

LAND DESCRIPTION		TOTAL OB/XF														1,010								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							