COMM AT SW COR OF N1/2 OF SE 1/4
E 392.17 FT, N 461.70 FT FOR POB
N 280.43 FT, E 2223.08 FT TO W R

JENKINS JUSTIN/JENKINS BETHANY
1772 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

13-5S-15-00457-004

BUILDING CHARACTERISTICS

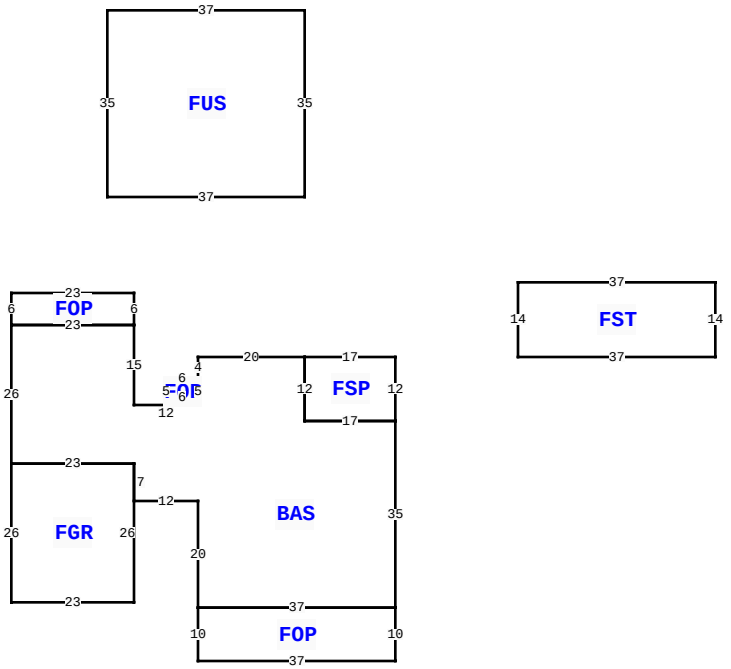
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	07	07
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	2,349	100		2,349	323,812
FGR	598	55		329	45,353
FOP	30	30		9	1,241
FOP	138	30		41	5,652
FOP	370	30		111	15,301
FSP	204	40		82	11,304
FST	518	55		285	39,287
FUS	1,295	100		1,295	178,517
TOTALS	5,502			4,501	620,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,501	133.3216	146.65	660,072	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 3644 HX Base Yr 2020



1772 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	620,468
TOTAL MARKET OB/XF VALUE	43,233
TOTAL LAND VALUE - MARKET	172,200
TOTAL MARKET VALUE	677,309
SOH/AGL Deduction	160,428
ASSESSED VALUE	516,881
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	465,470
TOTAL JUST VALUE	835,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	847,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37987	POOL	425	04/15/2019
37893	STORAGE	171	03/21/2019
36961	SFR	1,641	07/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2583	5/09/2018	WD	U	V	11	100
GRANTOR: RUTH D JENKINS						
GRANTEE: JUSTIN & BETHANY JE						
1359/1773	5/09/2018	WD	U	V	30	49,200
GRANTOR: RANDOLPH L JENKINS						
GRANTEE: JUSTIN & BETHANY JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S4 S5 W12 N15 W23 S26 E23 S7 E12 S20 E37 N35 W17 N12 $
FUS=[ORIG=0,-30] N35 W37 S35 E37 $
FGR=[ORIG=-55,20] S26 E23 N26 W23 $
FST=[ORIG=40,0] E37 N14 W37 S14 $
FOP=[ORIG=-20,47] S10 E37 N10 W37 $
FSP=[ORIG=17,12] N12 W17 S12 E17 $
FOP=[ORIG=-32,-6] N6 W23 S6 E23 $
FOP=[ORIG=-20,4] W6 S5 E6 N5 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,099.00	UT	2.25	2.25	100	2019	2019	3	100	2,473	
2	0280	POOL R/CON	0	100	0	0	555.00	UT	70.00	70.00	100	2019	2019	3	89	34,577	
3	0040	BARN,POLE	0	100	0	0	1,296.00	UT	3.50	3.50	100	2019	2019	3	100	4,536	
4	0166	CONC,PAVMT	0	100	0	0	549.00	UT	3.00	3.00	100	2024	2023		100	1,647	

LAND DESCRIPTION

TOTAL OB/XF 43,233

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	280.00	280.00	6,608							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	7,000.00	7,000.00	165,200							
3	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 12/30/2019 BY HC Total Acres: 23.60 Total Land Value: 13,608 Market: 165,200 Agricultural: 6,608 Common: 7,000 PRINTED 11/17/2026 BY SYS