COMM NE COR OF SE/4 OF SE1/4 RUN
FT TO POB, CONT W 194.95 FT, S 5
E 623.29 FT TO W'ERLY R/W OF ICH

GARCIA VICENTE AGUILAR
1926 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

13-5S-15-00458-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

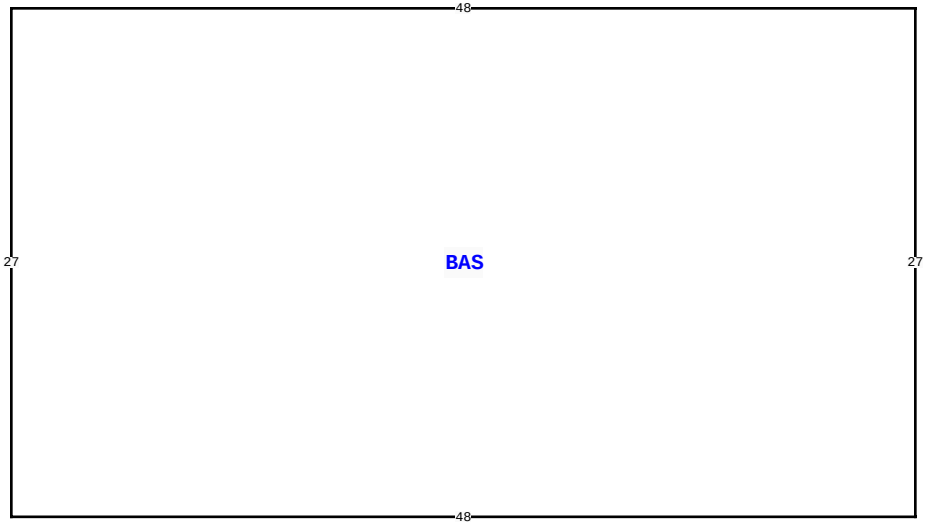
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
TOTALS	1,296			1,296	75,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	105.93	137,285	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 1296 HX Base Yr 2012



1926 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	2013	2013	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,507
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		90,831
SOH/AGL Deduction		55,415
ASSESSED VALUE		35,416
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,416
TOTAL JUST VALUE		147,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26905	M H	514	04/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2349	7/25/2019	QC	U	V	11	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: VICENTE AGUILAR GAR						
1179/2076	8/18/2009	QC	U	V	11	100
GRANTOR: VINCENTE AGULAR & MAR						
GRANTEE: VICENTE AGUILAR GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.80	AC		1.00	1.00	1.00	280.00	280.00	1,624							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.80	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,000							

REVIEW DATE 07/09/2016 BY DF Total Acres: 6.30 Total Land Value: 7,624 Market: 58,000 Agricultural: 1,624 Common: 6,000 PRINTED 11/17/2026 BY SYS