

COMM AT SE COR OF SE1/4 OF SE
1/4 OF SEC, N 22.98 FT, W
39.96 FT TO INTER WITH N'LY

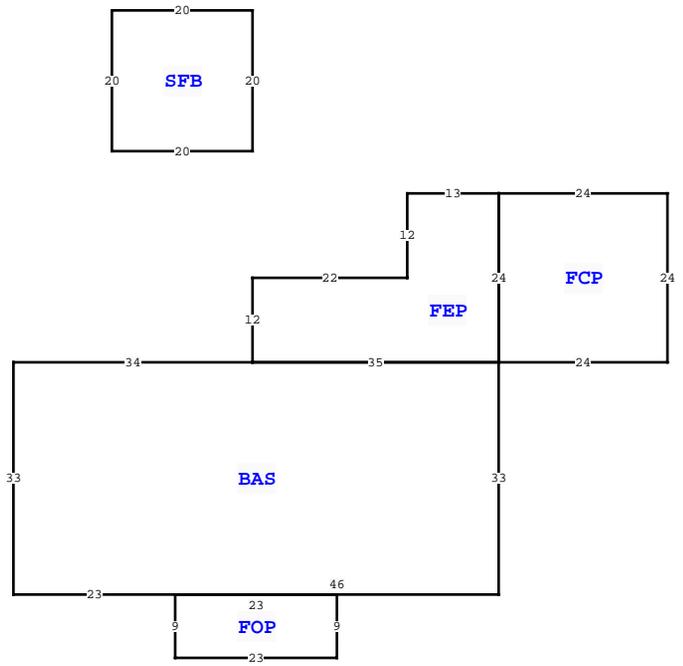
RUSSELL SAMANTHA HOLLY
2034 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

13-5S-15-00458-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,277	100	
FCP	576	25	
FEP	576	80	
FOP	207	30	
SFB	400	80	
TOTALS	4,036		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,264	106.8750	121.84	397,686	1992	1992	0	0	33.00	67.00		
1 SINGLE FAM 0% - 0 Heated Area: 2677 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			320,745	
TOTAL MARKET OB/XF VALUE			39,724	
TOTAL LAND VALUE - MARKET			119,130	
TOTAL MARKET VALUE			384,941	
SOH/AGL Deduction			0	
ASSESSED VALUE			384,941	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			384,941	
TOTAL JUST VALUE			479,599	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			462,635	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15133	POOL	120	02/25/1999
14978	STORAGE	85	01/26/1999
12808	PUMP/UTPOL	30	07/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1520	3/16/2012	WD Q	Q	I	01	275,000

GRANTOR: DAVID & KATHLEEN MCCA
GRANTEE: SAMANTHA HOLLY RUSS
1075/0718 2/24/2006 WD Q I 06 100
GRANTOR: DAVID MCCARTY
GRANTEE: DAVID MCCARTY & KAT

EXTRA FEATURES														2034 SW ICHETUCKNEE AVE, LAKE CITY		
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	0280	POOL R/CON	0	0	12	31	UT	70.00	70.00	100	1999	1999	3	40	10,416	
2	0282	POOL ENCL	0	0	24	52	UT	15.00	15.00	100	1999	1999	3	40	7,488	
3	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	1999	1999	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	1999	1999	3	100	1,000	
5	0030	BARN, MT	0	0	0	0	UT	0.00	0.00	100	2001	2001	3	100	15,000	
6	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	2001	2001	3	100	2,500	
7	0296	SHED METAL	0	0	16	12	UT	6.00	6.00	100	2005	2005	3	100	1,920	
8	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	400	
9	0252	LEAN-TO W/	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W34 S33 E23 E46 N33 W35 \$													
FCP=[ORIG=35,0] E24 N24 W24 S24 \$													
FEP=[ORIG=35,0] N24 W13 S12 W22 S12 E35 \$													
SFB=[ORIG=0,-30] N20 W20 S20 E20 \$													
FOP=[ORIG=-11,33] S9 E23 N9 W23 \$													

LAND DESCRIPTION														TOTAL OB/XF 39,724										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.83	AC		1.00	1.00	1.00	280.00	280.00	2,472							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.83	AC		1.00	1.00	1.00	11,000.00	11,000.00	97,130							

