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

2027

13-5S-15-00458-003

BUILDING CHARACTERISTICS

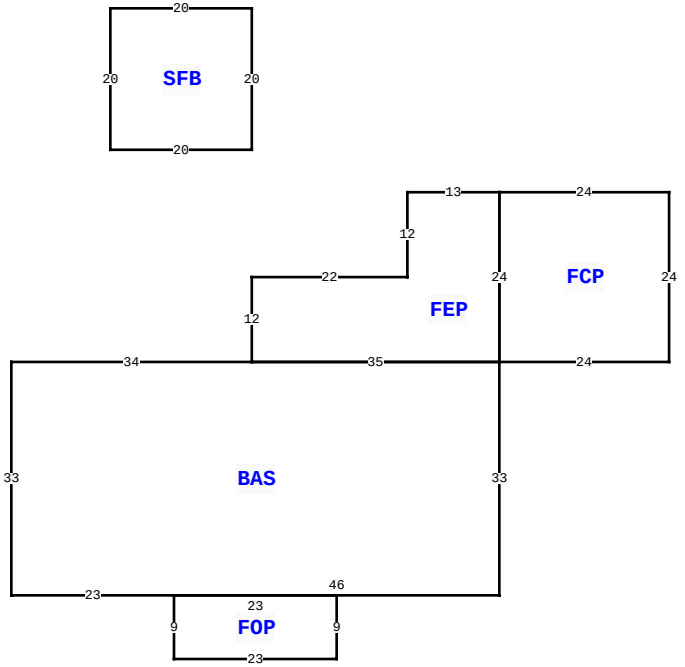
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100		2,277	179,348
FCP	576	25		144	11,342
FEP	576	80		461	36,311
FOP	207	30		62	4,884
SFB	400	80		320	25,205
TOTALS	4,036			3,264	257,090

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	117.56	383,716	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 0 Heated Area: 2677 HX Base Yr



2034 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	0280	POOL R/CON	0	0	12	31	372.00	UT	70.00	70.00	100	1999	1999	3	40	10,416	
2	0282	POOL ENCL	0	0	24	52	1,248.00	UT	15.00	15.00	100	1999	1999	3	40	7,488	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	15,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,500	
7	0296	SHED METAL	0	0	16	12	320.00	UT	6.00	6.00	100	2005	2005	3	100	1,920	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	309,480
TOTAL MARKET OB/XF VALUE	39,724
TOTAL LAND VALUE - MARKET	119,130
TOTAL MARKET VALUE	373,676
SOH/AGL Deduction	0
ASSESSED VALUE	373,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,676
TOTAL JUST VALUE	468,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,967

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	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						

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

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	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							

REVIEW DATE 07/19/2016 BY DF Total Acres: 10.83 Total Land Value: 24,472 Market: 97,130 Agricultural: 2,472 Common: 22,000 PRINTED 11/17/2026 BY SYS

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

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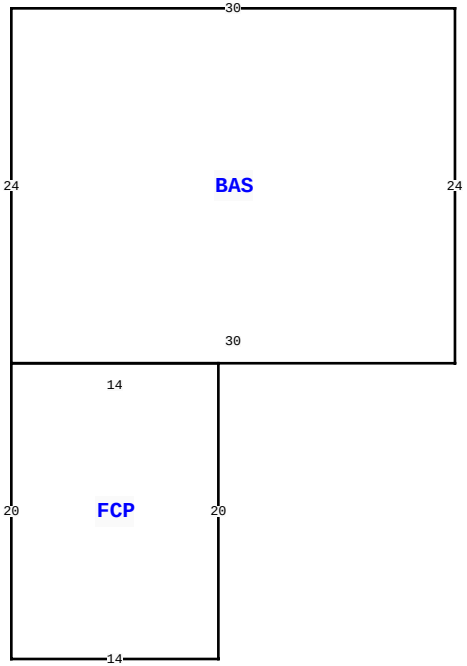
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	720	100		720	47,748
FCP	280	25		70	4,642
TOTALS	1,000			790	52,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	790	91.0000	100.10	79,079	1998	1998	0	0	0	33.75	66.25

2 SINGLE FAM 0% - 0 Heated Area: 720 HX Base Yr



2034 SW ICHETUCKNEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: DAVID MCCARTY						
GRANTEE: DAVID MCCARTY & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 FCP= S20 E14 N20 W14$ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/19/2016 BY DF Total Acres: 10.83 Total Land Value: 24,472 Market: 97,130 Agricultural: 2,472 Common: 22,000 PRINTED 11/17/2026 BY SYS