BEG NE COR OF SE1/4 OF SE1/4,
RUN S 208.72 FT, W 469.58 FT,
N 208.72 FT, E 469.58 FT TO

CHASTEEN MATTHEW W/CHASTEEN JENNIFER L
1878 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

13-5S-15-00458-004

BUILDING CHARACTERISTICS

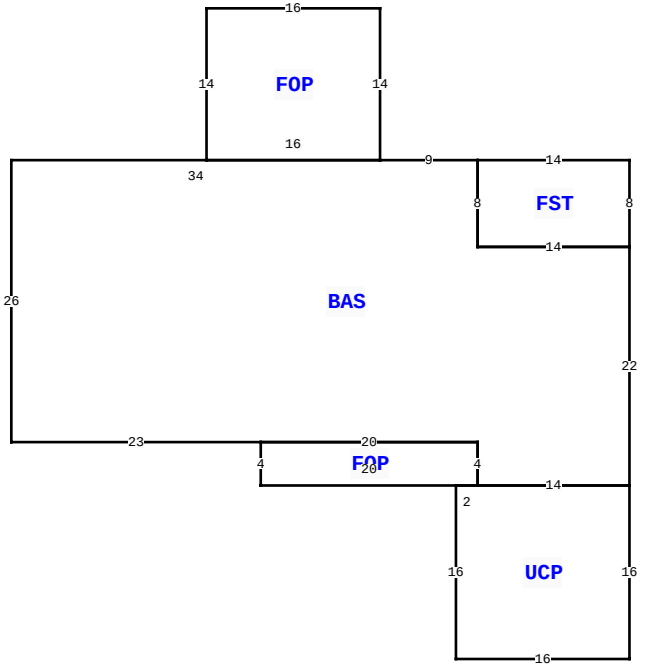
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	0100	SINGLE FAMILY
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	1,426	100		1,426	109,921
FOP	80	30		24	1,850
FOP	224	30		67	5,165
FST	112	55		62	4,779
UCP	256	20		51	3,931
TOTALS	2,098			1,630	125,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	107.8110	118.59	193,302	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1426 HX Base Yr



1878 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	35.00	35.00	100	1995	1995	3	40	7,168	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,646
TOTAL MARKET OB/XF VALUE		8,418
TOTAL LAND VALUE - MARKET		28,840
TOTAL MARKET VALUE		162,904
SOH/AGL Deduction		65,690
ASSESSED VALUE		97,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,803
TOTAL JUST VALUE		162,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,192

XFOB:2:1: POOL DAMAGED BY FLOOD, GIVEN AP FOR 2013

SALE:1:1: 2.06 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9505	POOL	75	03/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/2119	12/20/1993	WD	U	I	12	25,000
GRANTOR: WILLIAM T GRAY						
GRANTEE: MATTHEW W CHASTEEN						
0427/0103	5/01/1979	03	Q	V		2,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N14 W16 S14 E16$ W34 S26 E23 FOP= S4E20 N4 W20$ E20 S4 UCP= W2 S16 E16 N16 W14$ E14 N22 FST= N8 W14 S8 E14$ W14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 8,418

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	100		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,840							

REVIEW DATE 07/20/2016 BY DF Total Acres: 2.06 Total Land Value: 28,840 Market: 0 Agricultural: 0 Common: 28,840 PRINTED 11/17/2026 BY SYS