LOT 7 WHITE OAK PLANTATION S/D.
998-448, DC 1190-436, WD 1449-26

RUSSELL REGINAL C/RUSSELL MARY B
1159 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03644-107

BUILDING CHARACTERISTICS

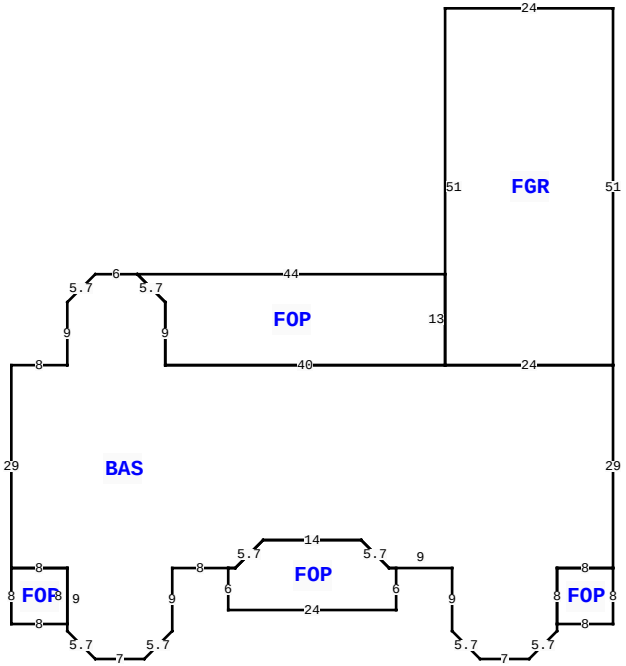
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,946	100		2,946	359,439
FGR	1,224	55		673	82,112
FOP	64	30		19	2,318
FOP	64	30		19	2,318
FOP	216	30		65	7,931
FOP	528	30		158	19,277
TOTALS	5,042			3,880	473,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,880	130.4941	143.54	556,935	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 2946 HX Base Yr 2024



1159 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,038.00	UT	2.25	2.25	100	2010	2010	3	100	2,336	
3	0260	PAVEMENT-A	0	100	0	0	8,112.00	UT	1.30	1.30	100	2010	2010	3	100	10,546	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2010	2010	3	65	17,836	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	473,395
TOTAL MARKET OB/XF VALUE	39,218
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	577,613
SOH/AGL Deduction	0
ASSESSED VALUE	577,613
TOTAL EXEMPTION VALUE	HX HB 13 577,613
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	577,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	586,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28048	POOL	150	09/01/2009
28035	SFR	1,389	08/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2080	12/29/2023	QC	U	I	11	565,000
GRANTOR: GRAHAM TREASHONNA PAT						
GRANTEE: RUSSELL REGINAL C						
1449/2690	10/14/2021	WD	Q	I	01	630,000
GRANTOR: ROSSIN TUWUANA						
GRANTEE: GRAHAM TREASHONNA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N29 FGR= N51 W24 S51 E24$ W24 FOP= N13 W44 D4 R4 S9 E40$ W40 N9 L4 U4 W6 D4 L4 S9 W8 S29 FOP= S8 E8 N8 W8$ E8 S9 R4 D4 E7 U4 R4 N9 E8 FOP= S6 E24 N6 W1 U4 L4 W14 L4 D4 W1$ E1 U4 R4 E14 R4 D4 E9 S9 R4 D4 E7 U4 R4 N1 FOP= E8 N8 W8 S8$ N8 E8$.

LAND DESCRIPTION

TOTAL OB/XF 39,218

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/03/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS