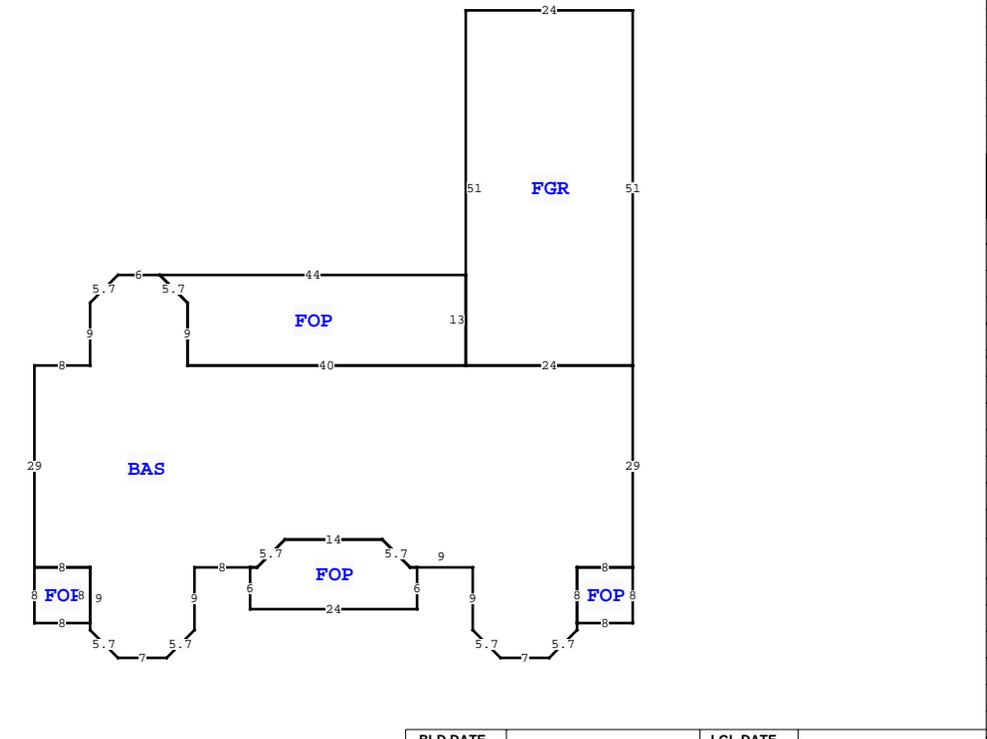


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100

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	148.76	577,189	2010	2010	0	0	15.00	85.00	



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	372,510
FGR	1,224	55		673	85,098
FOP	64	30		19	2,402
FOP	64	30		19	2,402
FOP	216	30		65	8,219
FOP	528	30		158	19,978
TOTALS	5,042			3,880	490,611

1159 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,038.00	UT	2.25	2.25	100	2010	2010	3	100	2,336	
3	0260	PAVEMENT-A	0	100	0	8,112.00	UT	1.30	1.30	100	2010	2010	3	100	10,546	
4	0280	POOL R/CON	0	100	14	392.00	UT	70.00	70.00	100	2010	2010	3	65	17,836	
7	0169	FENCE/WOOD	0	100	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			STANDARD	
VALUATION BY				
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			490,611	
TOTAL MARKET OB/XF VALUE			39,218	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			594,829	
SOH/AGL Deduction			9,779	
ASSESSED VALUE			585,050	
TOTAL EXEMPTION VALUE	HX HB 13		585,050	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			594,829	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			585,714	

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									