LOT 9 WHITE OAK PLANTATION S/D.
853-204, 946-1378,

CHRISTMAN GREGORY A JR/CHRISTMAN CHRISTAL M
1351 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03644-109

BUILDING CHARACTERISTICS

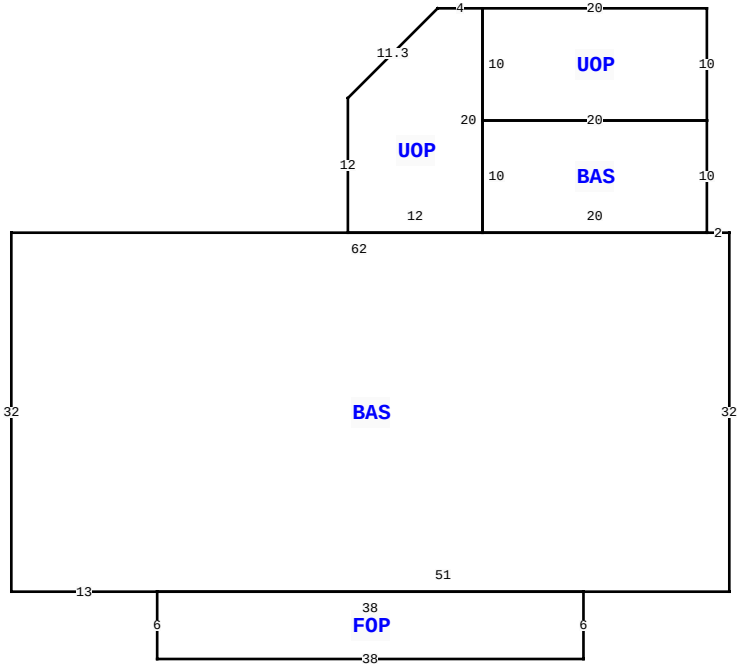
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	18516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	17,297
BAS	2,048	100		2,048	177,122
FOP	228	30		68	5,881
UOP	200	20		40	3,460
UOP	208	20		42	3,632
TOTALS	2,884			2,398	207,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	108.4460	119.29	286,057	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2004 Heated Area: 2248 HX Base Yr 2004



1351 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	562.00	UT	2.00	2.00	100	2003	2003	3	100	1,124	
3	0030	BARN,MT	0	0	18	24	432.00	UT	12.00	12.00	100	2006	2006	3	100	5,184	
4	0252	LEAN-TO W/	0	100	12	24	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
5	0280	POOL R/CON	0	100	14	29	406.00	UT	70.00	70.00	100	2018	2018	3	86	24,441	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
7	0166	CONC,PAVMT	0	100	10	42	420.00	UT	2.00	2.00	100	2018	2018	3	100	840	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,391
TOTAL MARKET OB/XF VALUE		41,589
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,980
SOH/AGL Deduction		101,085
ASSESSED VALUE		212,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,484
TOTAL JUST VALUE		313,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055406	Roof Replacement	15,000	04/01/2026
000052731	Mobile Home		03/27/2025
000052562	Right-of-Way Acce		03/12/2025
36998	POOL	369	07/20/2018
19978	SFR	392	09/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1378	2/12/2002	WD	P	V	99	24,900
GRANTOR: ALLEN & LINDA EDWARDS						
GRANTEE: GREGORY A & CHRISTA						
0853/0204	2/05/1998	WD	Q	V		27,400
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: ALLEN & LINDA EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N10 UOP= N10 W20 UOP= W4 L8 D8 S12 E12 N20$ S10 E20$ W20 S10E20$ W62 S32 E13 FOP= S6 E38 N6 W38$ E51 N32$.

LAND DESCRIPTION

TOTAL OB/XF 41,589

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