16 AC OFF N SIDE OF S1/2 OF SW1/
SW1/4 EX RD R/W.

GRAY BARBARA/LANE DAVID BERNIE
1601 SW ICHETUCKNEE
LAKE CITY, FL 32024

2026

18-5S-16-03646-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1903 SW ICHETUCKNEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	528,000
TOTAL MARKET VALUE	33,000
SOH/AGL Deduction	2,640
ASSESSED VALUE	30,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,360
TOTAL JUST VALUE	528,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1287/0491	12/31/2014	PB	U	I	18	0
GRANTOR: MARJORIE KIRBY (OWNS						
GRANTEE: BOHMAN LANGDON KIRB						
1092/2424	8/11/2006	PB	Q	I	03	0
GRANTOR: MYRTLE KIRBY ESTATE (						
GRANTEE: BOHMAN LANGDON KIRB						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	85.00	AC		1.00	1.00	1.00	280.00	280.00	23,800							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	95.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	522,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 96.00 Total Land Value: 33,000 Market: 522,500 Agricultural: 27,500 Common: 5,500 PRINTED 05/12/2026 BY SYS