N1/2 OF S1/2 OF SW1/4 OF NW 1/4

670-137, 670-138,

KIRBY BOHMAN LANGDON JR/KIRBY LORI
1521 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03647-000

BUILDING CHARACTERISTICS

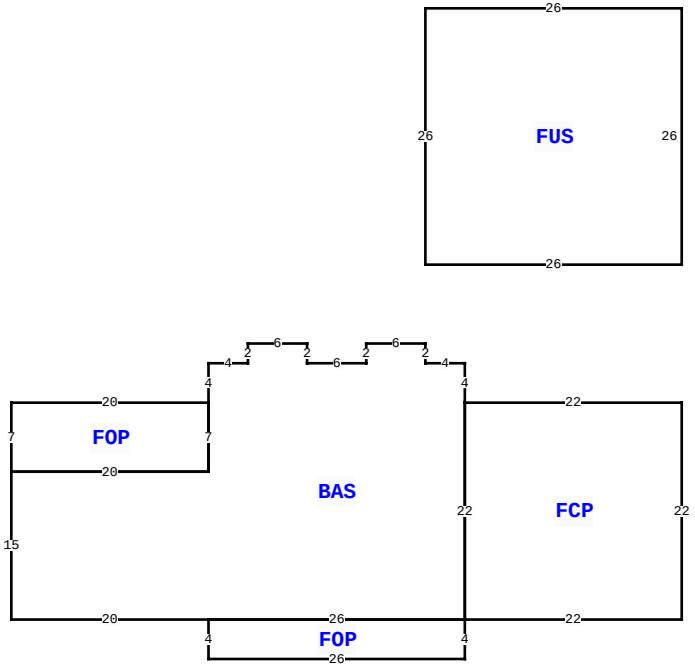
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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
BAS	1,000	100		1,000	87,932
FCP	484	25		121	10,640
FOP	104	30		31	2,726
FOP	140	30		42	3,693
FUS	676	100		676	59,442
TOTALS	2,404			1,870	164,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	122.9839	135.28	252,974	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1676 HX Base Yr



1521 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,433
TOTAL MARKET OB/XF VALUE		17,656
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		197,094
SOH/AGL Deduction		74,773
ASSESSED VALUE		122,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,910
TOTAL JUST VALUE		292,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27904	MAINT/ALTR	40	06/24/2009
7062	POOL	10,000	04/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FCP= W22 BAS= N4 W4 N2 W6 S2W6 N2 W6 S2 W4 S4 FOP= W20 S7E20 N7$ S7 W20 S15 E20 FOP= S4 E26 N4 W26$ E26 N22$ S22 E22 N22$ PTR=N40 FUS= W26 S26E26 N26$ S40$.

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	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0040	BARN,POLE	0	100	12	20	240.00	UT	3.00	3.00	100	2006	2006	3	100	720	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 17,656

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 02/03/2026 BY JB Total Acres: 10.00 Total Land Value: 15,005 Market: 99,000 Agricultural: 4,005 Common: 11,000 PRINTED 11/17/2026 BY SYS