COMM AT NW COR OF NW1/4, RUN S 1
39.31 FT FOR POB, CONT E 1025.02
W 1025.02 FT, S 425.50 FT TO POB

MCDOUGAL JOSHUA/MCDOUGAL BROOKE
1409 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03648-001

BUILDING CHARACTERISTICS

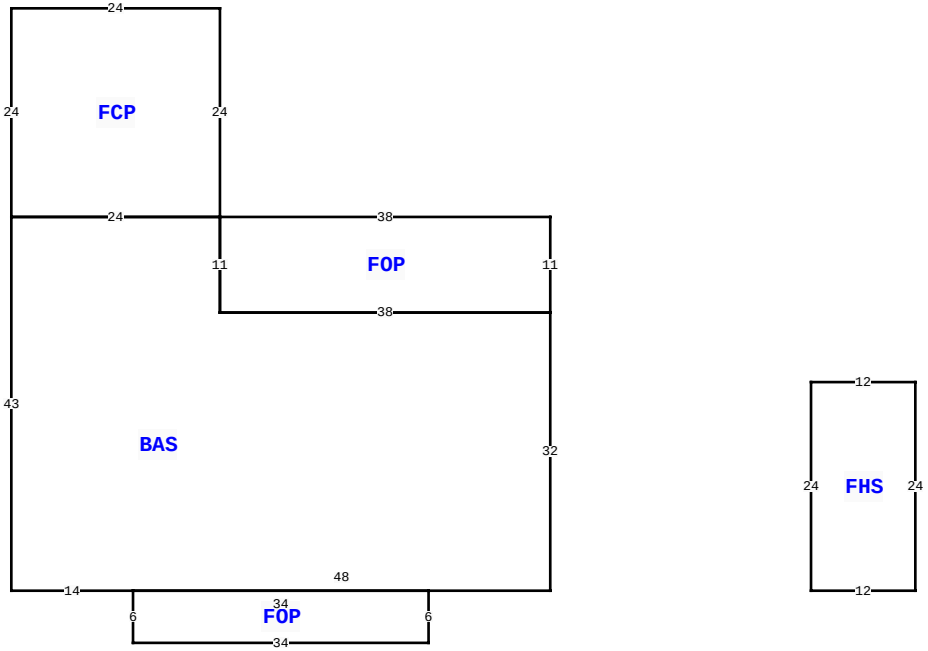
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,248	100		2,248	264,240
FCP	576	25		144	16,926
FHS	288	60		173	20,335
FOP	204	30		61	7,170
FOP	418	30		125	14,693
TOTALS	3,734			2,751	323,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,751	117.4272	129.17	355,347	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2536 HX Base Yr 2017



1409 SW ICHETUCKNEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		323,366
TOTAL MARKET OB/XF VALUE		64,456
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		466,267
SOH/AGL Deduction		135,308
ASSESSED VALUE		330,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,548
TOTAL JUST VALUE		497,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40341	POOL	0	08/11/2020
33843	SFR	1,017	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0711	1/07/2016	WD	Q	V	01	22,500

GRANTOR: ANDERSON COLUMBIA CO

GRANTEE: JOSHUA & BROOKE MCD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FOP= N11 W38 S11 E38$ W38 N11 FCP= N24 W24 S24 E24$ W24 S43 E14 FOP= S6 E34 N6 W34$ E48 $ PTR= E30 FHS= E12 N24 W12 S24$ W30$.

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	2016	2016	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0040	BARN,POLE	0	100	23	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
5	0296	SHED METAL	0	100	23	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0280	POOL R/CON	0	100	13	29	377.00	UT	56.00	56.00	100	2023	2022		95	20,056	
9	0030	BARN,MT	0	100	40	90	1.00	UT	36,000.00	36,000.00	100	2026	2025		100	36,000	

LAND DESCRIPTION

TOTAL OB/XF 64,456

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	7.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,110							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							

REVIEW DATE 02/03/2026 BY JB Total Acres: 10.01 Total Land Value: 78,445 Market: 33,000 Agricultural: 1,335 Common: 77,110 PRINTED 11/17/2026 BY SYS