S1/2 OF S1/2 OF SW1/4 OF NW1/4 E
326-183, QC 1428-1278,

THE BARBARA GRAY FAMILY TRUST
1601 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03649-001

BUILDING CHARACTERISTICS

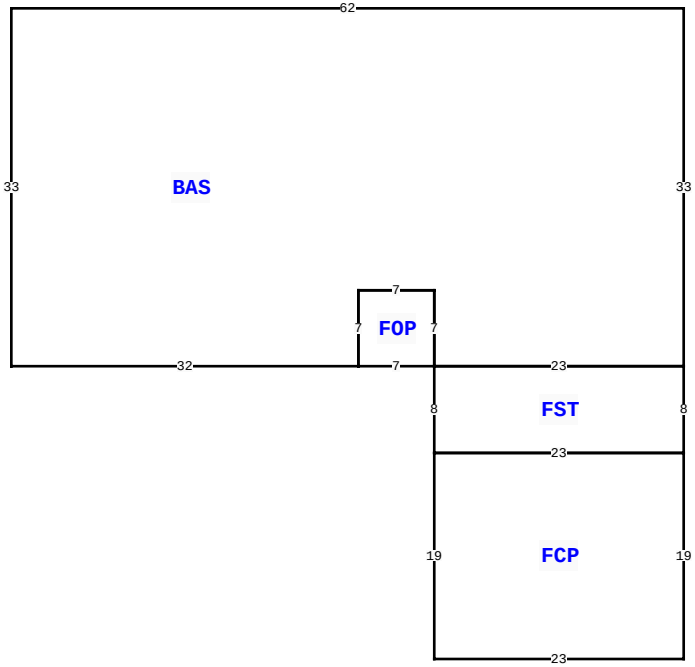
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	1,997	100		1,997	157,895
FCP	437	25		109	8,618
FOP	49	30		15	1,186
FST	184	55		101	7,986
TOTALS	2,667			2,222	175,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	110.5800	121.64	270,284	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1997 HX Base Yr 1999



1601 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		175,685
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		192,190
SOH/AGL Deduction		87,646
ASSESSED VALUE		104,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,133
TOTAL JUST VALUE		287,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1278	1/13/2021	QC	U	I	30	100

GRANTOR: GRAY BARBARA LYNN KIR

GRANTEE: THE BARBARA GRAY FA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S33 E32 FOP= E7 N7 W7 S7$ N7 E7 S7 FST= S8 FCP= S19 E23 N19 W23$ E23 N8 W23$ E23 N33$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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