

BEG 859.29 FT N OF SW COR OF SEC  
 FT, E 427.50 FT, S 208.71 FT, W  
 POB, EX RD R/W & COMM SW COR, RU

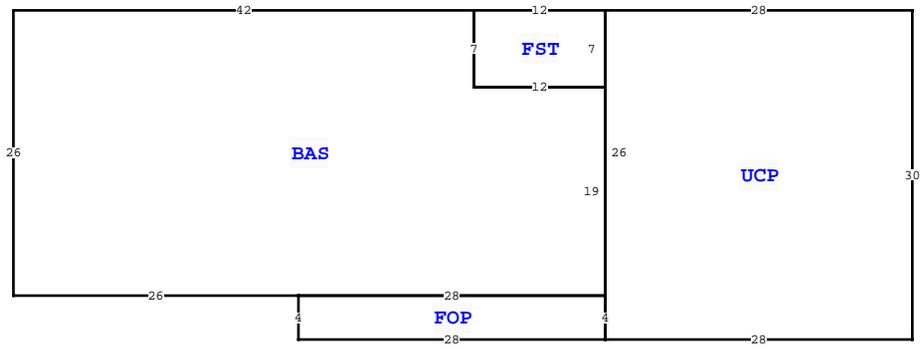
PARRISH JONATHAN/PARRISH JESSICA L  
 1919 SW ICHETUCKNEE AVE  
 LAKE CITY, FL 32024

**2026**

18-5S-16-03650-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2020									Heated Area: 1320	HX Base Yr 2020



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		02	18516.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	170,455
FOP	112	30		34	4,390
FST	84	55		46	5,940
UCP	840	20		168	21,695
<b>TOTALS</b>	<b>2,356</b>			<b>1,568</b>	<b>202,479</b>

1919 SW ICHETUCKNEE AVE, LAKE CITY

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

EXTRA FEATURES																
L N	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	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	28	40	1,120.00	UT	3.50	100	2014	2014	3	100	3,920	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	100	2026	2025		100	1,000	

TOTAL OB/XF 6,820

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.88	AC		1.00	1.00	1.00	13,000.00	13,000.00	24,440							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.37	AC		1.00	1.00	1.00	13,000.00	13,000.00	30,810							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			202,479
TOTAL MARKET OB/XF VALUE			6,820
TOTAL LAND VALUE - MARKET			55,250
TOTAL MARKET VALUE			264,549
SOH/AGL Deduction			64,587
ASSESSED VALUE			199,962
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,551
TOTAL JUST VALUE			264,549
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1013	12/16/2019	WD	Q	I	05	182,000
GRANTOR: BRENDA E NELSON						
GRANTEE: JONATHAN & JESSICA						
1371/1480	10/22/2018	LE	U	I	14	100
GRANTOR: BRENDA E NELSON (LIFE)						
GRANTEE: JUSTIN NELSON & JES						

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W42 S26 E26 FOP= S4 E28N4 W28\$ E28 UCP= S4 E28 N30 W28 S26\$ N19 FST= N7 W12 S7 E12\$ W12 N7\$.