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

**2027**

**18-5S-16-03650-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 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 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 02

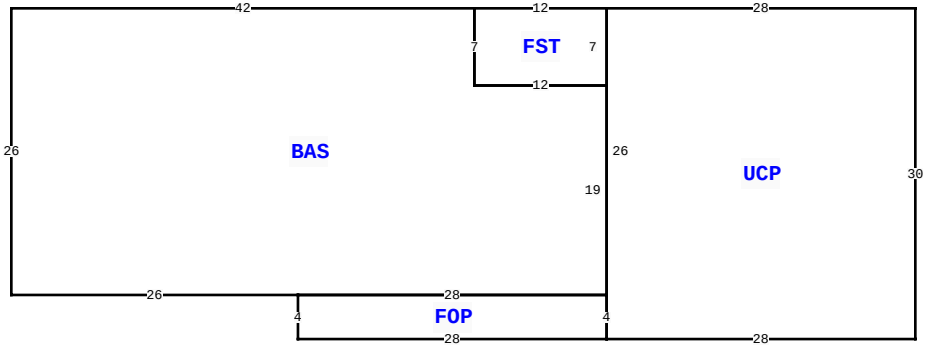
NEIGHBORHOOD/LOC 18516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,320 | 100 | | 1,320 | 167,413 |
| FOP | 112 | 30 | | 34 | 4,312 |
| FST | 84 | 55 | | 46 | 5,834 |
| UCP | 840 | 20 | | 168 | 21,308 |
| TOTALS | 2,356 | | | 1,568 | 198,867 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,568 | 128.1060 | 140.92 | 220,963 | 1978 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1320 HX Base Yr 2020




1919 SW ICHETUCKNEE AVE, LAKE CITY

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

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 198,867 |
| TOTAL MARKET OB/XF VALUE | 6,820 |
| TOTAL LAND VALUE - MARKET | 55,250 |
| TOTAL MARKET VALUE | 260,937 |
| SOH/AGL Deduction | 53,703 |
| ASSESSED VALUE | 207,234 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 155,823 |
| TOTAL JUST VALUE | 260,937 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,549 |

| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 6,820

| 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 | 1.88 | 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 | | | | | | | |

REVIEW DATE 02/03/2026 BY JB Total Acres: 4.25 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS