BEG 859.29 FT N & 427.50 FT E OF
RUN N 208.71 FT, E 387.50 FT, S
S 193.21 FT, W 999.3 FT TO POB.

MCGALE PATRICK JOHN
1917 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

18-5S-16-03650-004

BUILDING CHARACTERISTICS

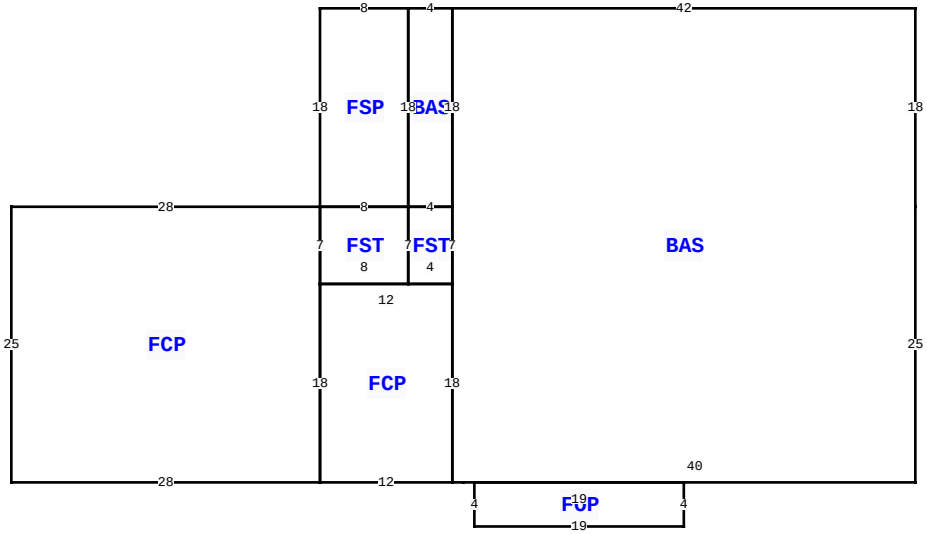
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	03	03
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	72	100		72	5,065
BAS	1,806	100		1,806	127,051
FCP	216	25		54	3,799
FCP	700	25		175	12,311
FOP	76	30		23	1,618
FSP	144	40		58	4,080
FST	28	55		15	1,055
FST	56	55		31	2,181
TOTALS	3,098			2,234	157,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	98.3871	108.23	241,786	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1878 HX Base Yr 2016



1917 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	157,161
TOTAL MARKET OB/XF VALUE	40,892
TOTAL LAND VALUE - MARKET	47,944
TOTAL MARKET VALUE	245,997
SOH/AGL Deduction	154,573
ASSESSED VALUE	91,424
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	40,013
TOTAL JUST VALUE	245,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18986	POOL	180	11/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/668	4/03/2025	LE	U	I	14	100
GRANTOR: MCGALE PATRICK (ENH L						
GRANTEE: MCGALE JAMES PATRIC						
1291/2557	3/30/2015	QC	U	I	11	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: BARBARA PETTEY JONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N18 W42 BAS= W4 S18 E4 N18$ S18 FST= W4 FSP= N18 W8S18 E8$ FST= W8 S7 E8 N7$ S7 E4 N7$ S7 FCP= W12 FCP= N7 W28 S25 E28 N18$ S18 E12 N18$ S18 E1 E1 FOP= S4 E19 N4 W19$E40 N25$.

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	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	15	50	750.00	UT	70.00	70.00	100	2002	2002	3	40	21,000	
5	0282	POOL ENCL	0	100	29	58	1,082.00	UT	15.00	15.00	100	2002	2002	3	40	6,492	
6	0031	BARN,MT AE	0	100	30	31	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500	
7	0210	GARAGE U	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
9	0258	PATIO	0	100	15	25	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 40,892

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	208.00	387.00	4.61	AC		1.00	1.00	0.80	13,000.00	10,400.00	47,944							

REVIEW DATE 02/03/2026 BY JB Total Acres: 4.61 Total Land Value: 47,944 Market: 0 Agricultural: 0 Common: 47,944 PRINTED 11/17/2026 BY SYS