S1/2 OF SW1/4 OF NW1/4 & COMM NE OF NW1/4, RUN S 483.47 FT FOR PO FT, W 1294.20 FT TO E R/W OLD IC

GRAVES CATHERINE C
2611 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

19-5S-16-03653-005

BUILDING CHARACTERISTICS

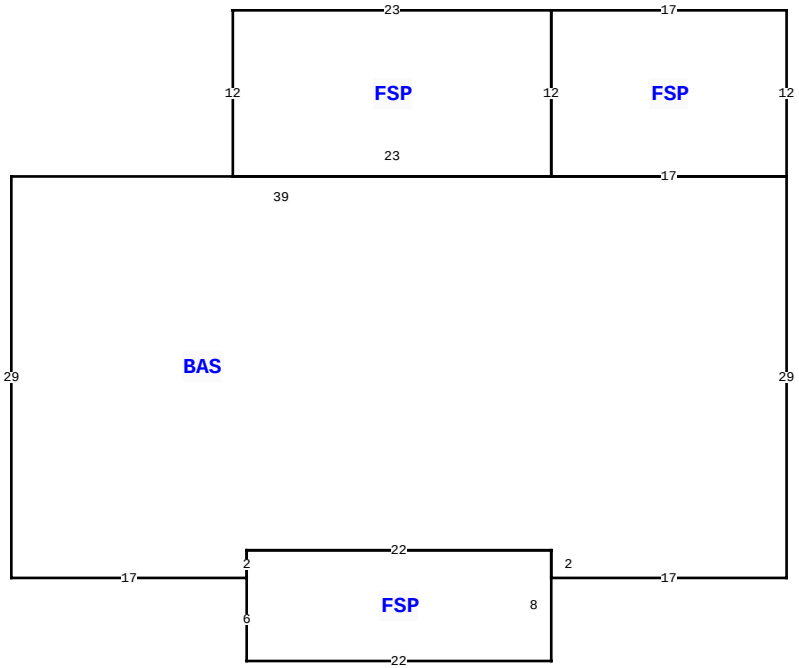
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100		1,580	123,774
FSP	176	40		70	5,483
FSP	204	40		82	6,424
FSP	276	40		110	8,617
TOTALS	2,236			1,842	144,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	109.5640	120.52	221,998	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1580 HX Base Yr



2611 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0020	BARN,FR	0	100	24	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	1997	1997	3	100	1,440	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	60	2006	2006	3	60	540	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,299
TOTAL MARKET OB/XF VALUE		13,580
TOTAL LAND VALUE - MARKET		166,670
TOTAL MARKET VALUE		171,266
SOH/AGL Deduction		52,226
ASSESSED VALUE		119,040
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		62,629
TOTAL JUST VALUE		324,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14490	PUMP/UTPOL	30	09/08/1998
12433	SFR	265	04/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1625	8/28/2023	LE	U	I	14	100
GRANTOR: GRAVES FREDRICK AKA F						
GRANTEE: MCDANIEL CATHERINE						
0561/0100	4/01/1985	WD	Q	V	01	40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W23 S12 E23$ W39 S29 E17 FSP= S6 E22 N8 W22 S2$ N2 E22 S2 E17 N29 FSP= N12 W17 S12 E17$.

LAND DESCRIPTION

TOTAL OB/XF 13,580

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	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	280.00	280.00	6,387							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	7,000.00	7,000.00	159,670							

REVIEW DATE 03/02/2026 BY KS Total Acres: 23.81 Total Land Value: 13,387 Market: 159,670 Agricultural: 6,387 Common: 7,000 PRINTED 11/17/2026 BY SYS