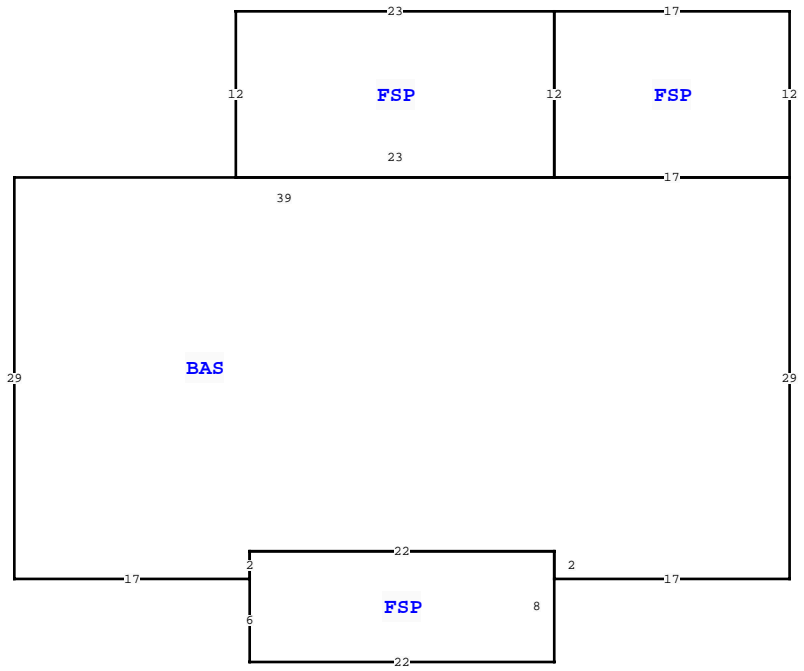




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,580	100	
FSP	176	40	
FSP	204	40	
FSP	276	40	
TOTALS	2,236		1,842

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	122.71	226,032	1997	1997	0	0	35.00	65.00		
2 SINGLE FAM 100% - 0 Heated Area: 1580 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	146,921			
TOTAL MARKET OB/XF VALUE	13,580			
TOTAL LAND VALUE - MARKET	166,670			
TOTAL MARKET VALUE	173,888			
SOH/AGL Deduction	58,129			
ASSESSED VALUE	115,759			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	59,348			
TOTAL JUST VALUE	327,171			
NCON VALUE	800			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	305,386			

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:

EXTRA FEATURES		2611 SW ICHETUCKNEE AVE, LAKE CITY															
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES													
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							