

COMM AT NW COR OF SW1/4 OF NW1/4
TO E R/W OF ICHETUCKNEE AVE, THE
TO POB, CONT S 412.99 FT, E 525.

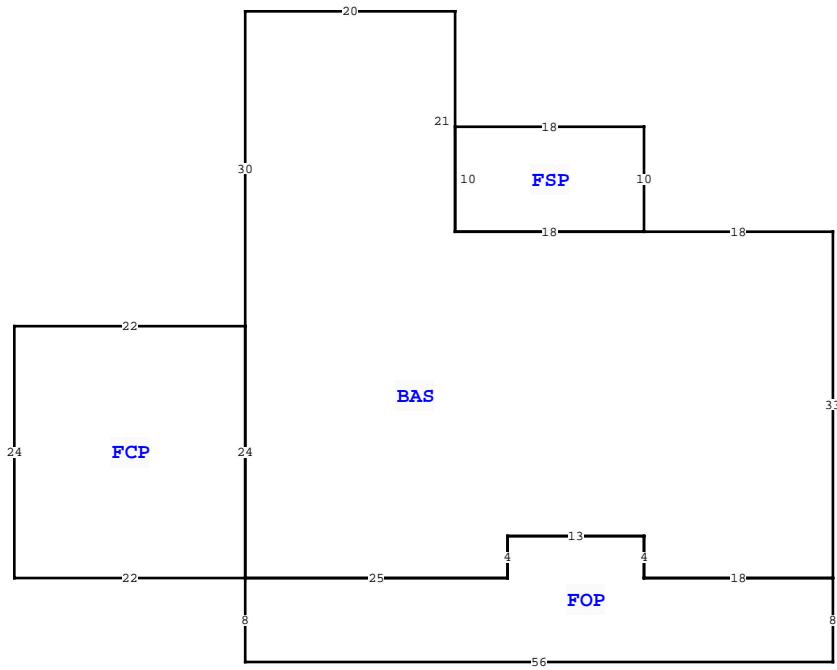
PEPPER HERBERT N/PEPPER SHARON M
2459 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
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	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	19516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,216	100	
FCP	528	25	
FOP	500	30	
FSP	180	40	
TOTALS	3,424		

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%	- 2006		341,810	2005	2005	0	0	20.00	80.00
Heated Area: 2216 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		273,448	
TOTAL MARKET OB/XF VALUE		30,683	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		369,131	
SOH/AGL Deduction		145,662	
ASSESSED VALUE		223,469	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		172,058	
TOTAL JUST VALUE		369,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,794	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049432	Electrical Servic	0	03/15/2024
39154	MAINT/ALTR	0	01/15/2020
27093	POOL	160	06/19/2008
22275	SFR	616	09/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1526	12/29/2003	WD	Q	V		19,000

GRANTOR: GRAVES
GRANTEE: HERBERT N & SHARON

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	565.00	UT	2.50	2.50	100
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF												30,683												
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FSP= N10 W18 S10 E18\$ W18 N21 W20 S30 FCP= W22 S24 E22 N24\$ S24 FOP= S8 E56 N8 W18 N4 W13 S4 W25\$ E25 N4 E13 S4 E18 N33\$.	