THE S 540 FT OF NW1/4 OF NW1/4 E
AC DESC IN WD 1341-98.

KENT CINDY L
2279 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

19-5S-16-03653-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

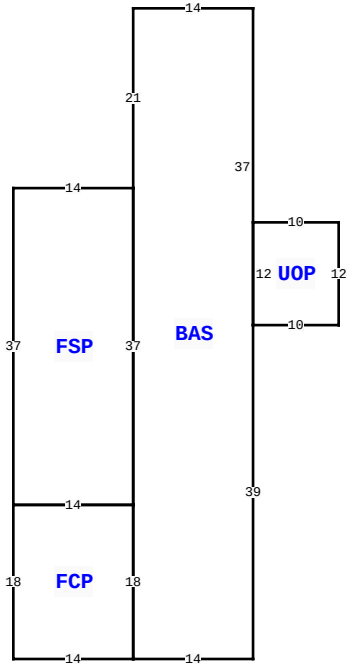
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	21,352
FCP	252	25		63	1,264
FSP	518	40		207	4,154
UOP	120	25		30	602
TOTALS	1,954			1,364	27,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,364	83.6100	50.17	68,432	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1064 HX Base Yr 2023



2279 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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
2	0060	CARPORT F	0	100	40	42	1,680.00	UT	3.50	3.50	75	2016	2016	3	75	4,410	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0060	CARPORT F	0	100	16	32	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,373
TOTAL MARKET OB/XF VALUE		15,810
TOTAL LAND VALUE - MARKET		118,800
TOTAL MARKET VALUE		161,983
SOH/AGL Deduction		47,984
ASSESSED VALUE		113,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,588
TOTAL JUST VALUE		161,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/879	12/16/2022	WD	U	I	11	100
GRANTOR: KENT GARY M						
GRANTEE: KENT CINDY L						
1481/48	12/13/2022	WD	U	I	11	100
GRANTOR: KENT GARY M						
GRANTEE: KENT CINDY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S21 FSP= W14 S37 E14 N37$ S37 FCP= W14 S18 E14 N18$ S18 E14 N39 UOP= E10 N12 W10 S12$ N37$.

LAND DESCRIPTION

TOTAL OB/XF 15,810

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	118,800							

REVIEW DATE 03/02/2026 BY KS Total Acres: 10.80 Total Land Value: 118,800 Market: 0 Agricultural: 0 Common: 118,800 PRINTED 11/17/2026 BY SYS