BEG AT INTERS OF S R/W LINE OF S
E R/W LINE OF SW ICHETUCKNEE AVE
FT, S 295.25 FT, W 295.25 FT TO

NEWCOMB WILLIAM BRADLY/NEWCOMB JULIE
2141 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

19-5S-16-03653-009

BUILDING CHARACTERISTICS

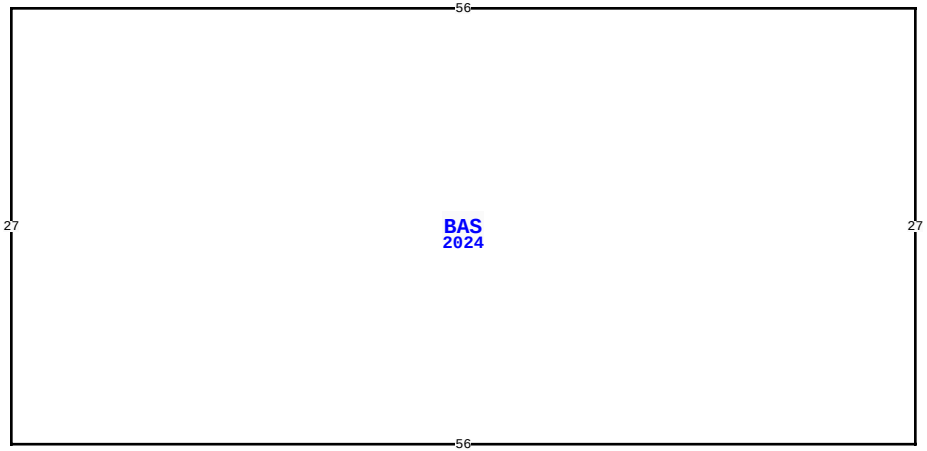
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,512	100	2024	1,512	156,511
TOTALS	1,512			1,512	156,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024



2141 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	3,240.00	3,240.00	100	2024	2023		100	3,240	
4	0264	PRCH,FSP	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2024	2023		100	12,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0040	BARN,POLE	0	100	40	60	2,400.00	UT	10.00	10.00	100	2024	2023		100	24,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,511
TOTAL MARKET OB/XF VALUE		49,240
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		237,751
SOH/AGL Deduction		0
ASSESSED VALUE		237,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,340
TOTAL JUST VALUE		237,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045919	Mobile Home		11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/573	10/29/2025	QC	U	I	11	249,000
GRANTOR: NEWCOMB WILLIAM BRADL						
GRANTEE: NEWCOMB WILLIAM BRA						
1475/1911	9/16/2022	QC	U	V	11	0
GRANTOR: KOON JOY W						
GRANTEE: NEWCOMB WILLIAM BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,17] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 49,240

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					2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 03/02/2026 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS