

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

2026

19-5S-16-03653-009

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,512	100	2024
TOTALS	1,512		164,669

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2024	Heated Area: 1512			HX Base Yr 2024			
TOTALS											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,669	
TOTAL MARKET OB/XF VALUE		49,240	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		245,909	
SOH/AGL Deduction		7,113	
ASSESSED VALUE		238,796	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		187,385	
TOTAL JUST VALUE		245,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,031	
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	Q	I	01	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						

EXTRA FEATURES		2141 SW ICHETUCKNEE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0169	FENCE/WOOD	500.00
3	0262	PRCH,FOP	3,240.00
4	0264	PRCH,FSP	12,500.00
5	0169	FENCE/WOOD	2,000.00
6	0040	BARN,POLE	10.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		MLU

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100					2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							