PARCEL C SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, W 869.42 FT,
R/W OF SW CARPENTER RD, CONT S 5

ROBINSON JOSHUA C/ROBINSON JESSICA A
2260 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

24-5S-15-00469-103

BUILDING CHARACTERISTICS

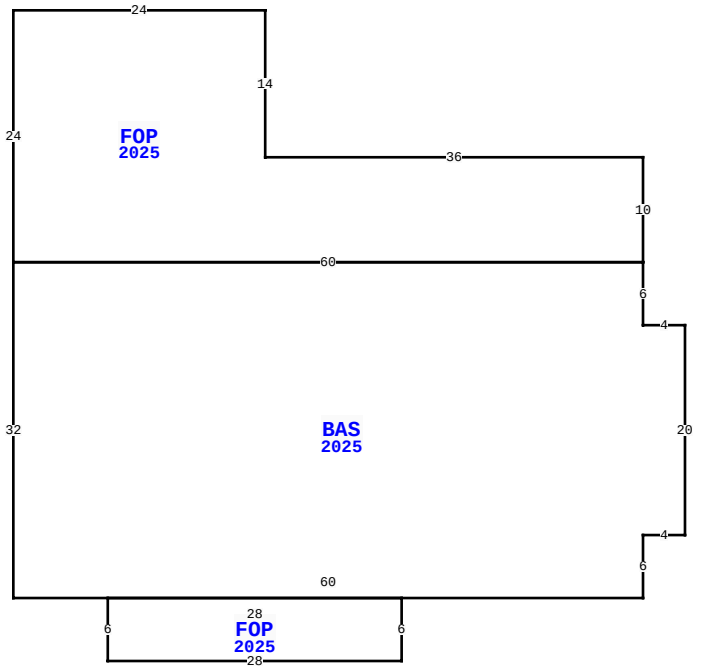
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2025	2,000	241,184
FOP	168	30	2025	50	6,030
FOP	936	30	2025	281	33,887
TOTALS	3,104			2,331	281,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	110.7400	121.81	283,939	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2000 HX Base Yr 2025



2260 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	0020	BARN,FR	0	100	0	0	1.00	UT	24,000.00	24,000.00	100	2026	2025		100	24,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	5,600.00	5,600.00	100	2026	2025		100	5,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,100
TOTAL MARKET OB/XF VALUE	29,600
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	324,229
SOH/AGL Deduction	121,808
ASSESSED VALUE	202,421
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	151,010
TOTAL JUST VALUE	420,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050298	Electrical Servic	0	07/09/2024
000048449	New Residential C	325,000	10/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/991	5/23/2023	TR	Q	V	01	110,000

GRANTOR: GOROSPE SHIRLEY A AS

GRANTEE: ROBINSON JOSHUA C

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=81,7] W36 N14 W24 S24 E60 N10 $
FOP=[YR=2025;ORIG=30,49] E28 S6 W28 N6 $
BAS=[YR=2025;ORIG=81,17] W60 S32 E60 N6 E4 N20 W4 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,600

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	0					9.00	AC		1.00	1.00	1.00	281.00	281.00	2,529							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 03/04/2026 BY JB Total Acres: 10.00 Total Land Value: 13,529 Market: 99,000 Agricultural: 2,529 Common: 11,000 PRINTED 11/17/2026 BY SYS