PARCEL H SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, S 2304.74 FT
W R/W OF SW ITCHETUCKNEE AVE & P

KENT JOHN BRIAN/KENT ASHLEY NICOLE
2654 SW ICHETUCKNEE AVE
FT WHITE, FL 32038

**2026**

**24-5S-15-00469-108**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

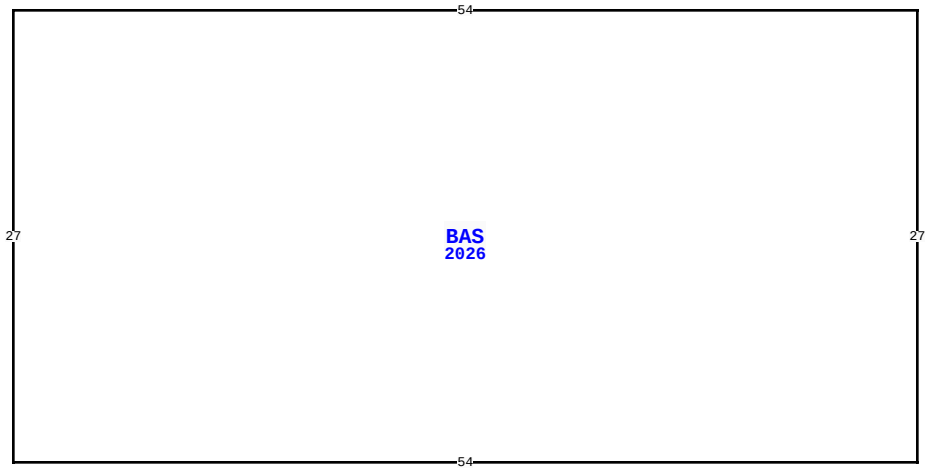
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air 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 | 24515.02 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,458 | 100 | 2026 | 1,458 | 172,190 |
| TOTALS | 1,458 | | | 1,458 | 172,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,458 | 117.0000 | 120.51 | 175,704 | 2025 | 2025 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 3 100% - 2026 Heated Area: 1458 HX Base Yr 2026




2654 SW ICHETUCKNEE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,190 |
| TOTAL MARKET OB/XF VALUE | | 10,000 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 277,285 |
| SOH/AGL Deduction | | 57,315 |
| ASSESSED VALUE | | 219,970 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 168,559 |
| TOTAL JUST VALUE | | 277,285 |
| NCON VALUE | | 182,190 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054041 | Mobile Home | | 11/05/2025 |
| 000051655 | Mobile Home | | 11/26/2024 |
| 000050823 | Right-of-Way Acce | | 09/16/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/2531 | 7/11/2024 | WD | Q | V | 01 | 117,500 |
| GRANTOR: BAUER MACE | | | | | | |
| GRANTEE: KENT JOHN BRIAN | | | | | | |
| 1504/2759 | 12/18/2023 | TR | Q | V | 01 | 110,000 |
| GRANTOR: GOROSPE SHIRLEY A AS | | | | | | |
| GRANTEE: BAUER MACE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,11] E54 S27 W54 N27 $
.

## 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 | 2026 | 2025 | | 100 | 7,000 | |
| 2 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2026 | 2025 | | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,000

| 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 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,095 | | | | | | | |

REVIEW DATE 03/05/2026 BY justin Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 03/24/2026 BY SYS