

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

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

2026

24-5S-15-00469-108



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		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	167,174
TOTALS	1,458			1,458	167,174

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,458	117.0000	117.00	170,586	2025	2025	0	0	2.00	98.00	
1 MANUF 3			100% - 2026		Heated Area: 1458			HX Base Yr 2026				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 54 54 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue;">BAS 2026</p> </div> </div>												
2654 SW ICHETUCKNEE AVE, LAKE CITY				BLD DATE		LGL DATE		05/06/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,174	
TOTAL MARKET OB/XF VALUE		10,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		287,284	
SOH/AGL Deduction		59,382	
ASSESSED VALUE		227,902	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		176,491	
TOTAL JUST VALUE		287,284	
NCON VALUE		177,174	
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 / V	I / 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						

EXTRA FEATURES																
L N	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	100	2026	2025		100	7,000	
2	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100	2026	2025		100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=16,11] E54 S27 W54 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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110								