LOT 1 FORD LANE HIGHLANDS UNR S/
SW COR OF SEC, E 1328.99 FT TO S
SW1/4, E 1325.09 FT TO SE COR OF

JACOB PHILLIP/JACOB CAROLYN L
2916 SW ITCHETUKNEE AVE
LAKE CITY, FL 32024

2026

24-5S-15-00472-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2916 SW ICHETUCKNEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	20,803
SOH/AGL Deduction	0
ASSESSED VALUE	20,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,803
TOTAL JUST VALUE	128,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049424	New Residential C	275,000	03/14/2024
000046687	Storage Building	30,000	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/43	8/17/2022	WD	U	V	37	65,000
GRANTOR: BKL-DENUNE INC						
GRANTEE: JACOB PHILLIP						
1474/35	8/17/2022	WD	U	V	37	65,000
GRANTOR: BKL-DENUNE INC						
GRANTEE: JACOB PHILLIP						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	30	40	1.00	UT	18,000.00	18,000.00	100	2024	2023		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	6200	A	PASTURE 3	0					10.01	AC		1.00	1.00	1.00	280.00	280.00	2,803							
2	9910	M	MKT.VAL.AG	0					10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/03/2026 BY JB Total Acres: 10.01 Total Land Value: 2,803 Market: 110,110 Agricultural: 2,803 Common: 0 PRINTED 06/09/2026 BY SYS