NW1/4 OF SW1/4, EX RD R/W & EX 2
1187-2586.

GARCIA RITO/AQUIRRE NATIVIDAD
3769 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

30-5S-16-03741-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

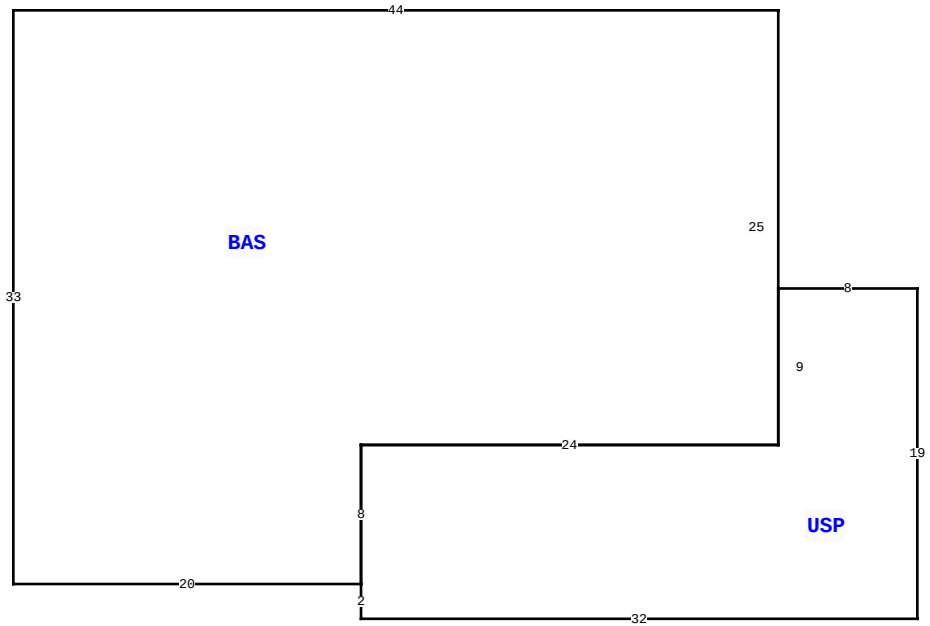
NEIGHBORHOOD/LOC 30516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	77,928
USP	392	35		137	8,473
TOTALS	1,652			1,397	86,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	86.5000	95.15	132,925	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1260 HX Base Yr 2025



3769 SW ICHETUCKNEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,401
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		112,706
SOH/AGL Deduction		1,734
ASSESSED VALUE		110,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,561
TOTAL JUST VALUE		207,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054966	Electrical Servic		02/06/2026
18685	M H	125	08/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/242	7/19/2023	WD	U	I	30	160,000
GRANTOR: MOSELEY HARRY						
GRANTEE: GARCIA RITO						
1410/0988	4/20/2020	WD	U	I	11	100
GRANTOR: JOSEPH MICHAEL KIRBY						
GRANTEE: HARRY MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S33 E20 N8 E24 N25 $
USP=[ORIG=-24,33] S2 E32 N19 W8 S9 W24 S8 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	5500	A	TIMBER 2	0					9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
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 03/26/2026 BY TW Total Acres: 10.00 Total Land Value: 15,005 Market: 99,000 Agricultural: 4,005 Common: 11,000 PRINTED 11/17/2026 BY SYS