(AKA LOT 8 PINE ACRES UNREC). CO NW1/4, RUN N 1221.58 FT TO E R/W RD, BEING A PT ON A CURVE, R N'L

COUEY DAVID MORRIS/COUEY VICTORIA SUZETTE
4353 SW ICHETUKNEE AVE
LAKE CITY, FL 32024

2027

31-5S-16-03744-308

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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 5000 IMPROVED AG

MAP NUM | MKT AREA 02

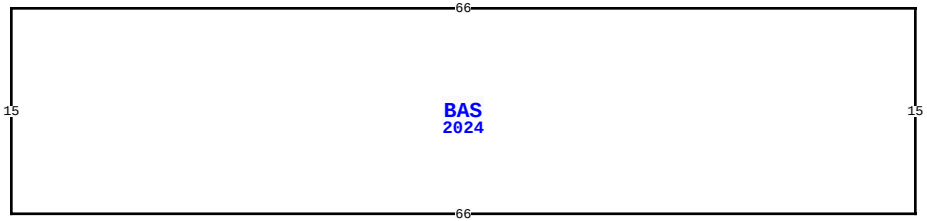
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2024	990	25,811
TOTALS	990			990	25,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	990	118.5000	65.18	64,528	1980	1980	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2026 Heated Area: 990 HX Base Yr 2026



4353 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

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			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
4	0300	TENNIS CRT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,811
TOTAL MARKET OB/XF VALUE		20,200
TOTAL LAND VALUE - MARKET		121,770
TOTAL MARKET VALUE		106,741
SOH/AGL Deduction		0
ASSESSED VALUE		106,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,330
TOTAL JUST VALUE		167,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052695	Electrical Servic		03/25/2025
000046108	Roof Replacement	3,700	12/15/2022
000045595	Mobile Home		10/03/2022
000043971	Electrical Servic	0	03/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2684	12/17/2021	CD	U	I	21	89,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: COUEY DAVID MORRIS						
1450/628	10/15/2021	WD	U	I	37	43,000
GRANTOR: FINEWOOD ANN H						
GRANTEE: DEAS BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,12] E66 S15 W66 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	5.53	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,770							
3	6200	A	PASTURE 3	100					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
4	9910	M	MKT.VAL.AG	100					7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 13.53 Total Land Value: 60,730 Market: 63,000 Agricultural: 1,960 Common: 58,770 PRINTED 11/17/2026 BY SYS