LOT 1 FERNWOOD ESTATES S/D.
857-787, QC 1251-2585,

G'FRANCISCO MICHAEL C/G'FRANCISCO NICOLE L
4350 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

36-5S-15-00485-061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 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

4350 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	19,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	84,000
SOH/AGL Deduction	8,306
ASSESSED VALUE	75,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,694
TOTAL JUST VALUE	84,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17042	GARAGE	65	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/2585	3/11/2009	QC	U	I	11	100
GRANTOR: MICHAEL G'FRANCISCO						
GRANTEE: NICOLE L & MICHAEL						
0857/0787	4/22/1998	WD	Q	V	03	10,300
GRANTOR: SACCOMANO						
GRANTEE: G'FRANCISCO						

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	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	8,000	
2	0166	CONC,PAVMT	0	0	28	80	2,240.00	UT	2.50	2.50	100	2005	2005	3	100	5,600	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/26/2016 BY DF Total Acres: 5.13 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/11/2026 BY SYS