

W1/2 OF S3/4 OF SE1/4 OF SE1/4 L ICHETUCKNEE RD (NEW GRADE). ALSO OF NE1/4 (LOCATED IN SEC 1-6S-15

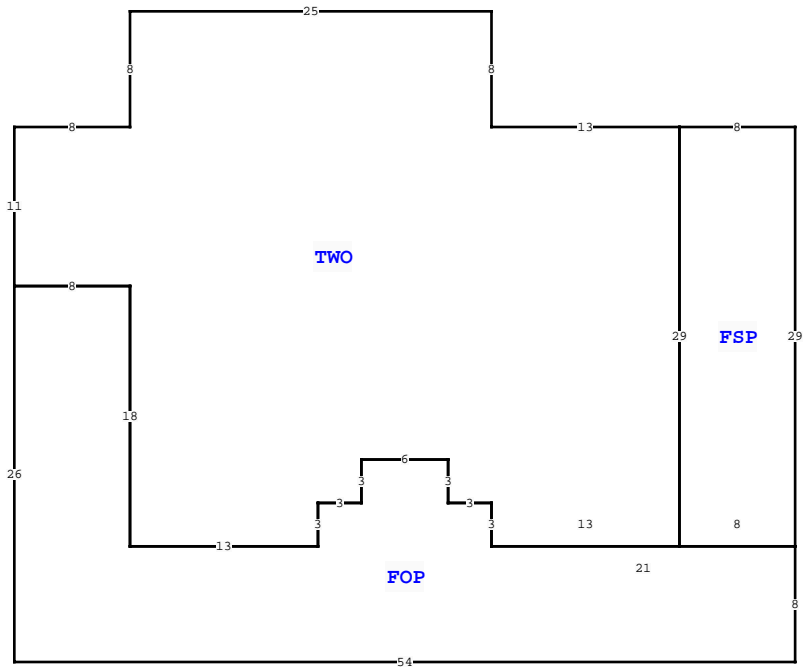
LEDESMA GERARDO WASHINGTON/MEJIA NATALIE GUTOWSKI  
4080 BROADMOOR BLUFFS DR  
COLORADO SPRINGS, CO 80906

**2026**

36-5S-15-00486-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	01	NONE 100	
Stories	2.	2. 100	
Architectual Units	05	CONV 100	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	36515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	630	30	
FSP	232	40	
TWO	1,336	200	
TOTALS	2,198		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022			406,057	1987	1987	0	0	35.00	65.00
Heated Area: 2672 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	312,500			
TOTAL MARKET OB/XF VALUE	4,150			
TOTAL LAND VALUE - MARKET	139,520			
TOTAL MARKET VALUE	456,170			
SOH/AGL Deduction	92,297			
ASSESSED VALUE	363,873			
TOTAL EXEMPTION VALUE	HX HB 13 315,310			
BASE TAXABLE VALUE	48,563			
TOTAL JUST VALUE	456,170			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	421,290			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/1733	5/25/2021	WD Q	Q	I	01	410,000
GRANTOR: RICHARDS SHARON L						
GRANTEE: LEDESMA GERARDO WAS						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	150	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	

4997 SW ICHETUCKNEE AVE, FORT WHITE  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/07/2026 MLU  
06/06/2022 SPF

BUILDING NOTES														

**BUILDING DIMENSIONS**  
TWO= W13 N8 W25 S8 W8 S11 POP= S26 E54 N8 W21 N3 W3 N3W6 S3 W3 S3 W13 N18 W8\$ E8 S18E13 N3 E3 N3 E6 S3 E3 S3 E13 FSP= E8 N29 W8 S29\$ N29 \$.

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	0100	C	SFR	100		A-1	0.00	0.00	17.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	139,520							

