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

2027

36-5S-15-00486-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	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	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

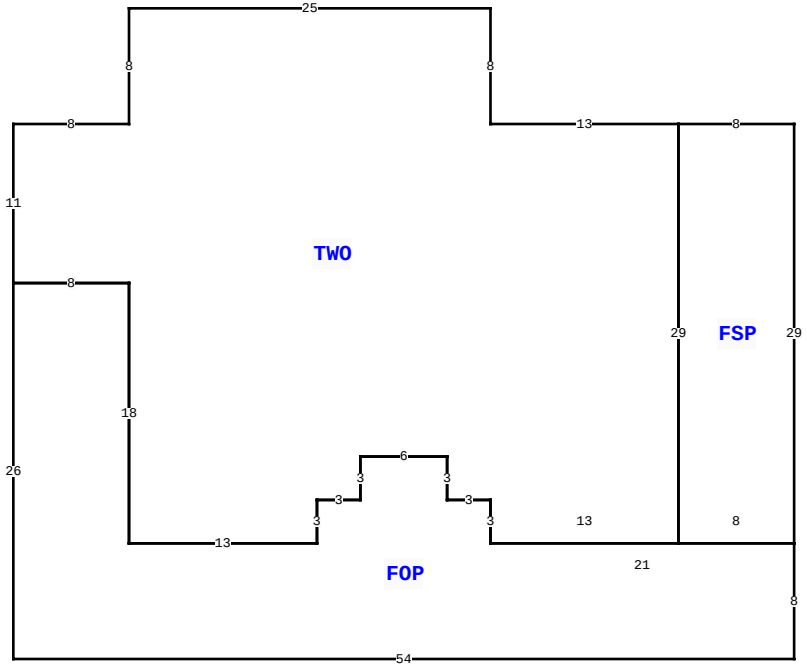
NEIGHBORHOOD/LOC 36515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	630	30		189	16,585
FSP	232	40		93	8,161
TWO	1,336	200		2,672	234,468
TOTALS	2,198			2,954	259,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,954	122.7292	135.00	398,790	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2672 HX Base Yr 2022



4997 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/06/2022 SPF

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	306,909
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	139,520
TOTAL MARKET VALUE	450,579
SOH/AGL Deduction	78,115
ASSESSED VALUE	372,464
TOTAL EXEMPTION VALUE	HX HB 13 324,769
BASE TAXABLE VALUE	47,695
TOTAL JUST VALUE	450,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,170

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	I	01	410,000

GRANTOR: RICHARDS SHARON L

GRANTEE: LEDESMA GERARDO WAS

BUILDING NOTES

BUILDING DIMENSIONS

TWO= W13 N8 W25 S8 W8 S11 FOP= 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 4,150

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	17.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	139,520							

REVIEW DATE 08/01/2016 BY DF Total Acres: 17.44 Total Land Value: 139,520 Market: 0 Agricultural: 0 Common: 139,520 PRINTED 11/17/2026 BY SYS

W1/2 OF S3/4 OF SE1/4 OF SE1/4 L
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2027

36-5S-15-00486-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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

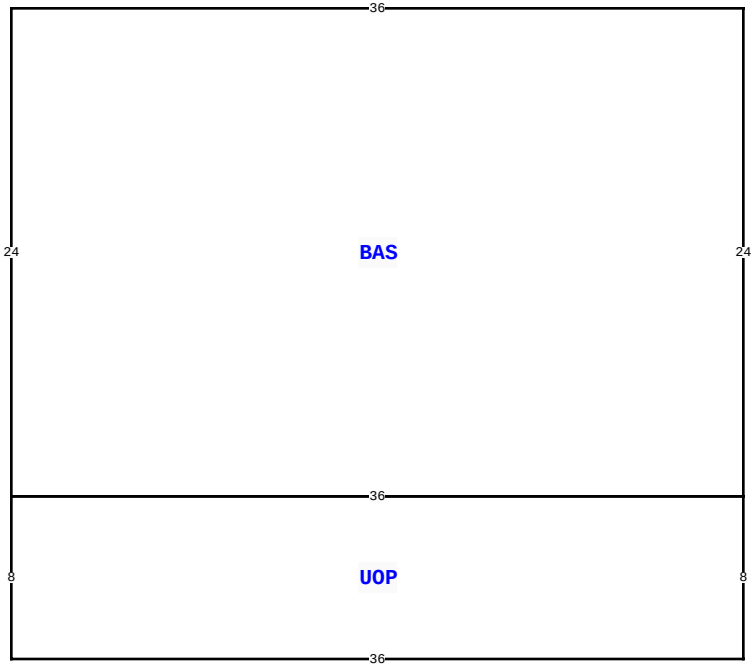
NEIGHBORHOOD/LOC 36515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	44,695
UOP	288	20		58	3,000
TOTALS	1,152			922	47,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	922	134.3680	147.80	136,272	1970	1970	30	0	0	35.00	35.00

2 SINGLE FAM 0% - 2022 Heated Area: 864 HX Base Yr 2022



4997 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/06/2022 SPF

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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: RICHARDS SHARON L

GRANTEE: LEDESMA GERARDO WAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 W36 S24 UOP= S8 E36N8 W36$ E36$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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