

# COLUMBIA COUNTY Property Appraiser

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## Parcel 30-5S-16-03741-000

### Owners

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

GSA GIS

Pictometry

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### Parcel Summary

Location	3769 SW ICHETUCKNEE AVE
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	10.0000
Section	30
Township	5S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

NW1/4 OF SW1/4, EX RD R/W & EX 29.32 AC DESC ORB  
1187-2586.

LE 664-58-63, DC 1380-1552, WD 1380-1931,  
WD 1410-988, WD 1495-242

### Working Values

	2026
Total Building	\$80,360
Total Extra Features	\$9,800
Total Market Land	\$95,000
Total Ag Land	\$4,005

	2026
Total Market	\$185,160
Total Assessed	\$103,665
Total Exempt	\$50,722
Total Taxable	\$52,943
SOH Diff	\$0

## Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$80,360	\$75,334	\$68,880	\$59,557	\$50,226	\$45,919
Total Extra Features	\$9,800	\$9,800	\$9,800	\$6,050	\$2,800	\$2,800
Total Market Land	\$95,000	\$90,000	\$75,000	\$60,000	\$48,250	\$47,859
Total Ag Land	\$4,005	\$4,041	\$4,041	\$4,068	\$0	\$3,582
Total Market	\$185,160	\$175,134	\$153,680	\$125,607	\$101,276	\$96,578
Total Assessed	\$103,665	\$98,175	\$28,991	\$26,750	\$101,276	\$60,005
Total Exempt	\$50,722	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$52,943	\$98,175	\$28,991	\$26,750	\$101,276	\$60,005
SOH Diff	\$0	\$0	\$61,230	\$48,925	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1495/242	2023-07-19	<u>U</u>	<u>30</u>	WARRANTY DEED	Improved	\$160,000	Grantor: MOSELEY HARRY Grantee: GARCIA RITO
<u>WD</u> 1410/0988	2020-04-20	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: JOSEPH MICHAEL KIRBY Grantee: HARRY MOSELEY
<u>WD</u> 1380/1931	2019-03-18	<u>P</u>	<u>98</u>	WARRANTY DEED	Improved	\$45,000	Grantor: JOSEPH MICHAEL KIRBY Grantee: HARRY MOSELEY
<u>WD</u> 0664/0059	1988-09-28	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$100	Grantor: MARY KIRBY TUCKER & GORDON KIRBY (HUS & WIFE) Grantee: JOSEPH MICHAEL KIRBY

## Buildings

### Building # 1, Section # 1, 45919, SFR

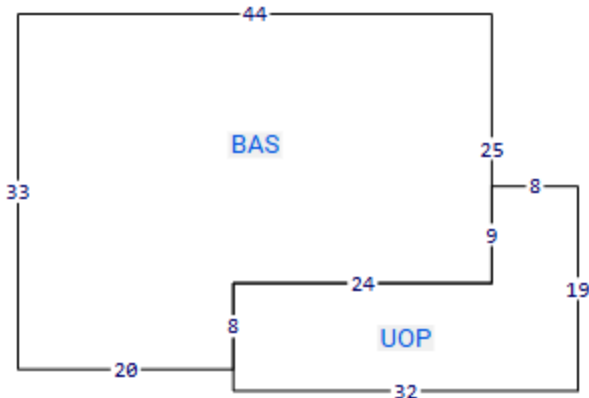
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1260	\$123,631	1954	1954	1,652	0.00%	35.00%	65.00%	\$80,360

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	07	ASB SHNGLE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,260	100%	1,260
<u>UOP</u>	392	20%	78



## Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0296	SHED METAL			1.00	\$0.00	0	100%	\$1,000
0190	FPLC PF			1.00	\$1,200.00	0	100%	\$1,200

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0294	SHED WOOD/VINYL			1.00	\$0.00	2008	100%	\$600

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$9,500.00/AC	1.00	1.00	\$9,500
5500	TIMBER 2				9.00	\$445.00/AC	9.00	1.00	\$4,005
9910	MKT.VAL.AG				9.00	\$9,500.00/AC	9.00	1.00	\$85,500

## Personal Property

None

## Permits

Date	Permit	Type	Status	Description
	18685	M H	COMPLETED	M H

## TRIM Notices

2025

2024

2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 02, 2026.