

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

## Buildings

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

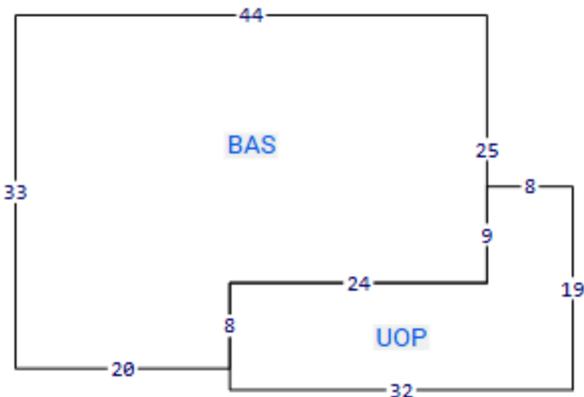
| Type        | Models    | Heated Sq Ft | Repl Cost New | YrBlt | Year Eff | Gross Area | Other % Dpr | Normal % Dpr | % Cond | Value    |
|-------------|-----------|--------------|---------------|-------|----------|------------|-------------|--------------|--------|----------|
| <u>0100</u> | <u>01</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   | Architectural 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.