

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/6/2025

Parcel: << **18-5S-16-03644-109 (18028)** >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	CHRISTMAN GREGORY A JR CHRISTMAN CHRISTAL M 1351 SW ICHETUCKNEE AVE LAKE CITY, FL 32024		
Site	1351 SW ICHETUCKNEE AVE, LAKE CITY		
Description*	LOT 9 WHITE OAK PLANTATION S/D. 853-204, 946-1378,		
Area	5.01 AC	S/T/R	18-5S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$197,457	Building	\$197,457
XFOB	\$36,010	XFOB	\$36,010
Just	\$283,467	Just	\$283,467
Class	\$0	Class	\$0
Appraised	\$283,467	Appraised	\$283,467
SOH/10% Cap	\$94,082	SOH/10% Cap	\$88,740
Assessed	\$189,385	Assessed	\$194,727
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$139,385 city:\$0 other:\$0 school:\$164,385	Total Taxable	county:\$144,005 city:\$0 other:\$0 school:\$169,727

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/12/2002	\$24,900	946 / 1378	WD	V	P	99
2/5/1998	\$27,400	853 / 204	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	2248	2884	\$197,457

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ **Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2003	\$1,124.00	562.00	0 x 0
0030	BARN,MT	2006	\$5,184.00	432.00	18 x 24
0252	LEAN-TO W/O FLOOR	2006	\$600.00	240.00	12 x 24
0280	POOL R/CON	2018	\$25,862.00	406.00	14 x 29
0120	CLFENCE 4	2018	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2018	\$840.00	420.00	10 x 42

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$50,000 /LT	\$50,000

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