

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 7/28/2022

Parcel: << 19-5S-16-03653-001 (18051) >>

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Owner & Property Info

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Owner	BLANCHARD STEVEN GORDON 2421 SW ICHETUCKNEE AVE FT WHITE, FL 32024		
Site	2421 SW ICHETUCKNEE Ave, LAKE CITY		
Description*	BEG AT NE COR OF SW1/4 OF NW 1/4, RUN S 483.87 FT, W 304.84 FT, N 150 FT, W 215.10 FT, N 331.27 FT, E 517.60 FT TO POB. 1035-2577, LE 1430-2590, DC 1453-2496, WD 1453-2499,2501,2503,		
Area	5.01 AC	S/T/R	19-5S-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

2021 Certified Values		2022 Working Values	
Mkt Land	\$30,060	Mkt Land	\$37,575
Ag Land	\$0	Ag Land	\$0
Building	\$90,373	Building	\$106,295
XFOB	\$2,880	XFOB	\$2,880
Just	\$123,313	Just	\$146,750
Class	\$0	Class	\$0
Appraised	\$123,313	Appraised	\$146,750
SOH Cap [?]	\$24,855	SOH Cap [?]	\$0
Assessed	\$98,458	Assessed	\$146,750
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$48,458 city:\$0 other:\$0 school:\$73,458	Total Taxable	county:\$96,750 city:\$0 other:\$0 school:\$121,750

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/29/2021	\$68,400	1453/2503	WD	I	U	16
11/29/2021	\$68,400	1453/2501	WD	I	U	16
11/29/2021	\$68,400	1453/2499	WD	I	U	16
12/30/2020	\$100	1430/2590	LE	I	U	14
1/19/2005	\$109,000	1035/2577	WD	I	Q	
12/23/2003	\$76,000	1003/0887	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	1475	2059	\$106,295

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0040	BARN,POLE	2006	\$1,680.00	1120.00	28 x 40
0296	SHED METAL	2019	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.010 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$37,575

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