

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/11/2025

Parcel: &lt;&lt; 19-5S-16-03653-007 (18057) &gt;&gt;

## Owner &amp; Property Info

Result: 2 of 3

Owner	LOMINACK MICHAEL W SR LOMINACK LAUREL D 2419 SW ICHETUCKNEE AVE LAKE CITY, FL 32024		
Site	2419 SW ICHETUCKNEE AVE, LAKE CITY		
Description*	COMM AT NE COR OF SW 1/4 OF NW 1/4, RUN W 517.60 FT FOR POB, CONT W 776.11 FT TO E R/W OF SW ICHETUCKNEE AVE, S ALONG R/W 324.66 FT, E 776.18 FT, N 331.27 FT TO POB. 1038-366, WD 1164-2138,		
Area	5.75 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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$57,500	Mkt Land	\$57,500
Ag Land	\$0	Ag Land	\$0
Building	\$290,563	Building	\$306,191
XFOB	\$61,496	XFOB	\$60,521
Just	\$409,559	Just	\$424,212
Class	\$0	Class	\$0
Appraised	\$409,559	Appraised	\$424,212
SOH/10% Cap	\$126,127	SOH/10% Cap	\$123,810
Assessed	\$283,432	Assessed	\$300,402
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$233,432 city:\$0	Total	county:\$249,680 city:\$0
Taxable	other:\$0 school:\$258,432	Taxable	other:\$0 school:\$275,402

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
12/30/2008	\$279,000	1164 / 2138	WD	I	Q	01
2/16/2005	\$100	1038 / 365	QC	V	Q	03

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1971	3674	\$306,191

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	2006	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$2,835.00	945.00	0 x 0
0280	POOL R/CON	2010	\$22,086.00	580.00	0 x 0
0210	GARAGE U	2008	\$32,400.00	1620.00	54 x 30
0169	FENCE/WOOD	2014	\$200.00	1.00	0 x 0
0169	FENCE/WOOD	2019	\$1,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.750 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$57,500

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

