

Columbia County Property Appraiser

Jeff Hampton

Parcel: 26-55-15-00469-100 (40097)

2025 Working Values
updated 6/26/2025

Owner & Property Info

Result: 1 of 1

Owner	KENT JOHN BRIAN KENT ASHLEY NICOLE 16704 GLADES CUTOFF RD PORT SAINT LUCIE, FL 34987		
Site	2054 SW ICHTUCKNEE AVE, LAKE CITY		
Description*	PARCEL H SHERLEY GOROSPE TRACT (DOL) DESD AS: COMM NE COR OF SEC. 8 2304.34 FT, W 40.27 FT TO W RW OF SW ICHTUCKNEE AVE & POS. CONT W 503.30 FT, S 848.27 FT TO N RW OF SW JOE MARKHAM DR, E 604.73 FT TO W RW OF SW ICHTUCKNEE AVE, N 984.02 FT TO POS. _more>		
Area	10.01 AC	S/T/R	26-55-15
Use Code*	VACANT (0000)	Tax District	3

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

**The Tax 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	
Net Land	\$90,000	Net Land	\$95,095
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$90,000	Just	\$95,095
Class	\$0	Class	\$0
Appraised	\$90,000	Appraised	\$95,095
SOV10% Cap	\$0	SOV10% Cap	\$0
Assessed	\$90,000	Assessed	\$95,095
Exempt	\$0	Exempt	\$0
Total	county:\$90,000 city:\$0	Total	county:\$95,095 city:\$0
Taxable	when \$0 school:\$90,000	Taxable	when \$0 school:\$95,095

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.

Aerial Viewer Preliminary Google Maps

2025 2022 2019 2015 2013



Sales History

Sale Date	Sale Price	Book/Page	Deed	Vol	Qualification (Cert)	WCode
7/11/2024	\$117,500	1818 / 2023	WD	V	Q	01
12/18/2023	\$110,000	1284 / 2758	TR	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Class
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	10.010 AC	1.0000/1.0000 1.0000 /	\$9,500.00/AC	\$95,095

Search Result: 1 of 1

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by: 6/26/2025

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