COMM SE COR OF NW1/4 OF NW1/4, W
POB, N 248.91 FT, W 879 FT TO E
ICHETUCKNEE AVE, S 248.47 FT, E

BLOM CHRISTIAN
2325 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

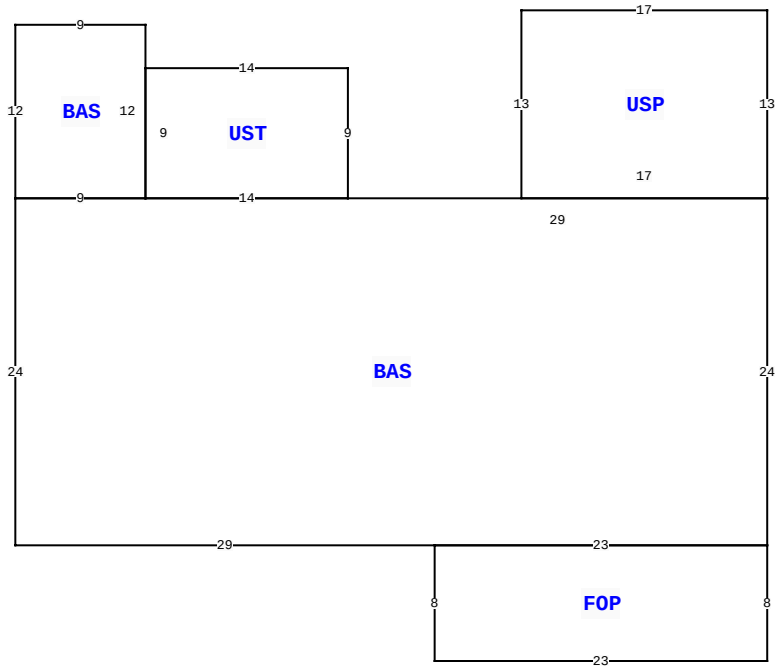
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	13,494
BAS	1,248	100		1,248	155,937
FOP	184	30		55	6,872
USP	221	35		77	9,622
UST	126	45		57	7,123
TOTALS	1,887			1,545	193,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	127.5000	142.80	220,626	1976	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 1356 HX Base Yr 2024



2325 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,048
TOTAL MARKET OB/XF VALUE		6,920
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		249,968
SOH/AGL Deduction		0
ASSESSED VALUE		249,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,246
TOTAL JUST VALUE		249,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,726

XFOB:4:2: "SHOULD'VE" BEEN WOOD SHEDS. WP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/457	11/15/2023	WD	Q	I	01	310,000
GRANTOR: REED KURT J SR						
GRANTEE: BLOM CHRISTIAN						
1341/0098	7/12/2017	WD	Q	I	01	149,000
GRANTOR: GARY M KENT & EDITH C						
GRANTEE: KURT J REED SR & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 S24 E29 E23 N24 W29 W14 $
USP=[ORIG=43,0] N13 W17 S13 E17 $
FOP=[ORIG=20,24] S8 E23 N8 W23 $
UST=[ORIG=14,0] N9 W14 S9 E14 $
BAS=[ORIG=0,0] N12 W9 S12 E9 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
4	0031	BARN,MT AE	0	100	24	30	720.00	UT	3.50	3.50	100	2014	2014	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 6,920

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 11/29/2023 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS