COMM AT NE COR OF SW1/4 OF NW 1/
FT FOR POB, CONT W 776.11 FT TO
ICHETUCKNEE AVE, S ALONG R/W 324

LOMINACK MICHAEL W SR/LOMINACK LAUREL D
2419 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

19-5S-16-03653-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

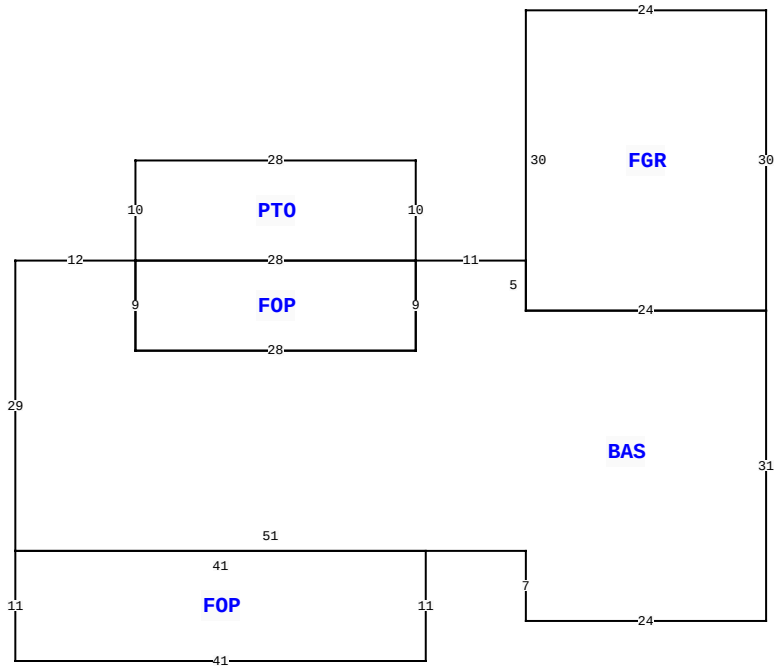
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,971	100		1,971	229,993
FGR	720	55		396	46,209
FOP	252	30		76	8,869
FOP	451	30		135	15,753
PTO	280	5		14	1,634
TOTALS	3,674			2,592	302,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	128.6250	144.06	373,404	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2009 Heated Area: 1971 HX Base Yr 2009



2419 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		302,457
TOTAL MARKET OB/XF VALUE		59,547
TOTAL LAND VALUE - MARKET		57,500
TOTAL MARKET VALUE		419,504
SOH/AGL Deduction		119,102
ASSESSED VALUE		300,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,680
TOTAL JUST VALUE		419,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054095	Roof Replacement	22,939	09/19/2025
28768	POOL	270	08/03/2010
28130	GARAGE	216	10/08/2009
23543	SFR	563	08/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2138	12/30/2008	WD	Q	I	01	279,000
GRANTOR: CARL BULLARD						
GRANTEE: MICHAEL & LAUREL LO						
1038/0365	2/16/2005	QC	Q	V	03	100
GRANTOR: DEESE						
GRANTEE: BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W28 S10 E28$ FOP= W28 S9 E28 N9 $ S9 W28 N9 W12 S29 FOP= S11 E41 N11 W41$ E51 S7 E24 N31 FGR= N30 W24 S30 E24$ W24 N5$.

EXTRA FEATURES

LN	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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	945.00	UT	3.00	3.00	100	2006	2006	3	100	2,835	
3	0280	POOL R/CON	0	100	0	0	580.00	UT	56.00	56.00	100	2010	2010	3	65	21,112	
4	0210	GARAGE U	0	100	54	30	1,620.00	UT	20.00	20.00	100	2008	2008	3	100	32,400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 59,547

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	5.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,500							

REVIEW DATE 10/21/2019 BY BC Total Acres: 5.75 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/19/2025 BY SYS