

BEG AT NE COR OF SW1/4 OF NW 1/4
 FT. W 304.84 FT, N 150 FT, W 215
 331.27 FT, E 517.60 FT TO POB.

BLANCHARD STEVEN GORDON
 2421 SW ICHETUCKNEE AVE
 FT WHITE, FL 32024

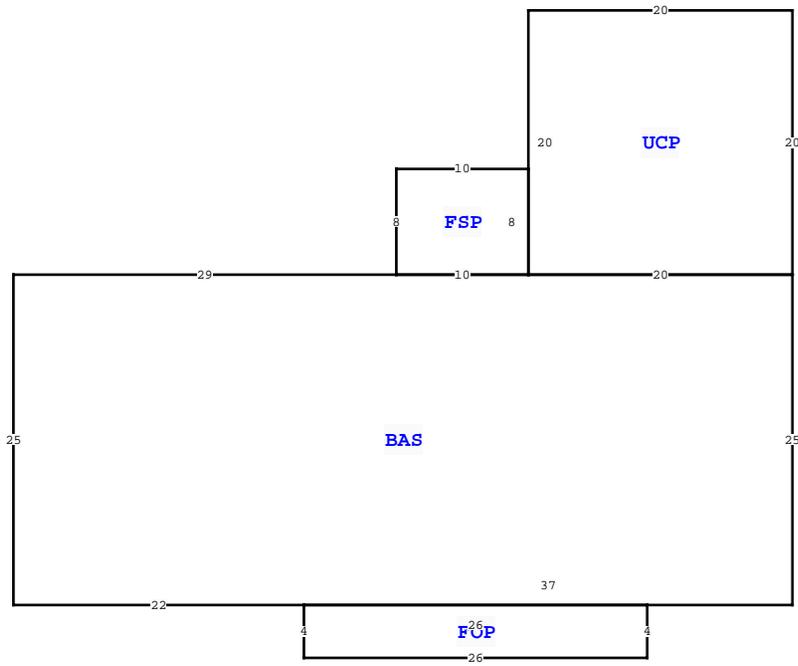
2026

19-5S-16-03653-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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
BAS	1,475	100	
FOP	104	30	
FSP	80	40	
UCP	400	20	
TOTALS	2,059		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022									Heated Area: 1475 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,243
TOTAL MARKET OB/XF VALUE			14,880
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			221,253
SOH/AGL Deduction			44,726
ASSESSED VALUE			176,527
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			125,116
TOTAL JUST VALUE			221,253
NCON VALUE			12,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045068	Roof Replacement	7,400	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2503	11/29/2021	WD	U	I	16	68,400
GRANTOR: PURVIS TRACY						
GRANTEE: BLANCHARD STEVEN GO						
1453/2501	11/29/2021	WD	U	I	16	68,400
GRANTOR: BANNER SHAWN						
GRANTEE: BLANCHARD STEVEN GO						

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	0040	BARN, POLE	0	100	28	40	1,120.00	UT	3.00	50	2006	2006	3	50	1,680	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,200	
3	0030	BARN, MT	0	100	24	40	1.00	UT	12,000.00	100	2026	2025		100	12,000	

TOTAL OB/XF													
2421 SW ICHETUCKNEE AVE, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/06/2026 MLU													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W29 S25 E22 FOP= S4 E26N4 W26\$ E37 N25 UCP= N20 W20 S20 E20\$ W20 FSP= N8 W10 S8 E10\$ W10\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							