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

2027

19-5S-16-03653-001

BUILDING CHARACTERISTICS

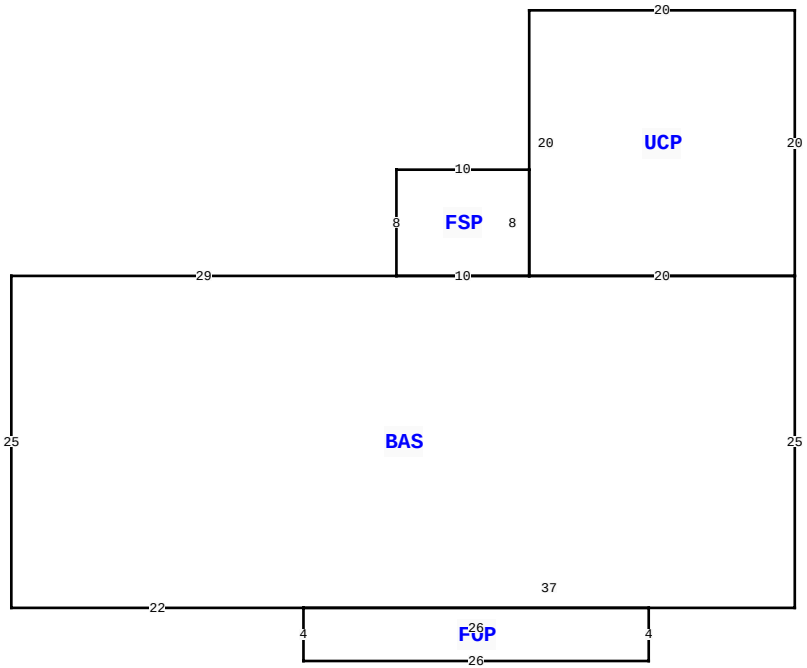
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,475	100		1,475	124,244
FOP	104	30		31	2,611
FSP	80	40		32	2,696
UCP	400	20		80	6,739
TOTALS	2,059			1,618	136,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	117.8100	129.59	209,677	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1475 HX Base Yr 2022



2421 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,290
TOTAL MARKET OB/XF VALUE		14,880
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		216,300
SOH/AGL Deduction		34,477
ASSESSED VALUE		181,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,412
TOTAL JUST VALUE		216,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,782

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						

BUILDING NOTES

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

TOTAL OB/XF 14,880

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 03/02/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS