PARCEL H SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, S 2304.74 FT
W R/W OF SW ITCHETUCKNEE AVE & P

KENT JOHN BRIAN/KENT ASHLEY NICOLE
2654 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2027

24-5S-15-00469-108

BUILDING CHARACTERISTICS

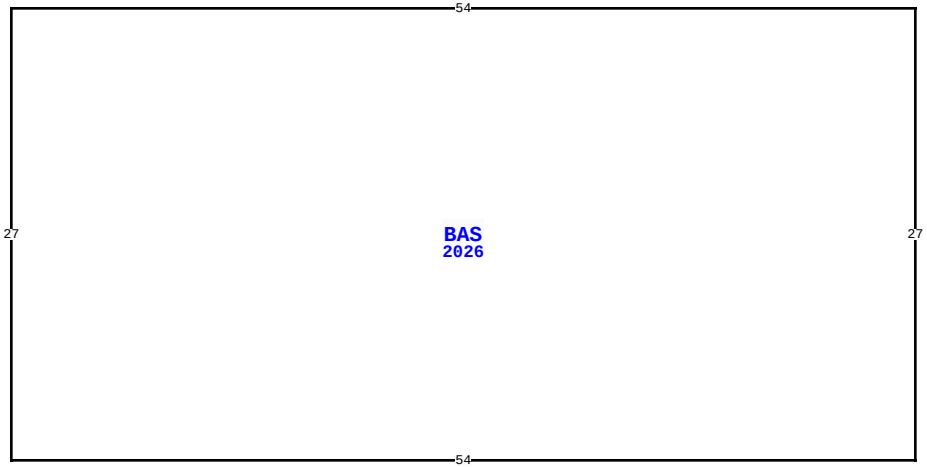
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2026	1,458	165,502
TOTALS	1,458			1,458	165,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,458	117.0000	115.83	168,880	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1458 HX Base Yr 2026



2654 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,502
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		285,612
SOH/AGL Deduction		50,873
ASSESSED VALUE		234,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,328
TOTAL JUST VALUE		285,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054041	Mobile Home		11/05/2025
000051655	Mobile Home		11/26/2024
000050823	Right-of-Way Acce		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2531	7/11/2024	WD	Q	V	01	117,500
GRANTOR: BAUER MACE						
GRANTEE: KENT JOHN BRIAN						
1504/2759	12/18/2023	TR	Q	V	01	110,000
GRANTOR: GOROSPE SHIRLEY A AS						
GRANTEE: BAUER MACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,11] E54 S27 W54 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/21/2026 BY robin Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS