

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 4/21/2022

Parcel: << **06-4S-17-08082-004 (29480)** >>

Owner & Property Info

Result: 1 of 1

Owner	HIGGINS CYNTHIA HIGGINS DANNY BELL 1675 SW CARLOINE CT LAKE CITY, FL 32025		
Site	1675 SW CAROLINE Ct, LAKE CITY		
Description*	LOT 4 BLOCK B CHAPEL HILLS S/D UNIT 1. ORB 455-65, 721-045, 779-1792, 786-206, 822-1731 WD 1065-2031. WD 1083-675.		
Area	0.276 AC	S/T/R	06-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$13,900	Mkt Land	\$13,900
Ag Land	\$0	Ag Land	\$0
Building	\$104,272	Building	\$116,192
XFOB	\$400	XFOB	\$400
Just	\$118,572	Just	\$130,492
Class	\$0	Class	\$0
Appraised	\$118,572	Appraised	\$130,492
SOH Cap [?]	\$26,211	SOH Cap [?]	\$35,360
Assessed	\$92,361	Assessed	\$95,132
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$42,361 city:\$42,361 other:\$0 school:\$67,361	Total Taxable	county:\$45,132 city:\$45,132 other:\$0 school:\$70,132



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/28/2006	\$139,000	1083/0675	WD	I	Q	
11/17/2005	\$122,500	1065/2031	WD	I	Q	
5/30/1996	\$60,000	0822/1731	WD	I	Q	
1/27/1994	\$0	0786/0206	WD	I	U	02 (Multi-Parcel Sale) - show
9/8/1993	\$40,400	0779/1792	CT	I	U	11
6/1/1990	\$55,500	0721/0045	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	1520	2070	\$116,192

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$200.00	1.00	0 x 0
0258	PATIO	2011	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.276 AC)	1.0000/1.0000 1.0000/ /	\$13,900 /LT	\$13,900

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