

# Columbia County Property Appraiser

Jeff Hampton

**2020 Preliminary Certified**

updated: 8/12/2020

Parcel: << **20-3S-17-05376-000** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>YARBROUGH CHRISTOPHER K</b> 823 NE GUM SWAMP RD LAKE CITY, FL 32055		
Site	823 GUM SWAMP RD, LAKE CITY		
Description*	COMM AT NE COR OF NE1/4 OF SE1/4, S 923.02 FT FOR POB, CONT S 365.74 FT TO N R/W LINE OF SR 250, W ALONG CURVE 261.26 FT, N 400.00 FT, E 255.59 FT TO POB. EX 30 FT WIDE STRIP FOR DRAINAGE TO DOT. 490-578, DC 1005-2934, LE 1005 2931,2935, 1006-2164,2167, DC ...more>>		
Area	2.27 AC	S/T/R	20-3S-17
Use Code**	SINGLE FAM (000100)	Tax District	2

\*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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (2)	\$15,004	Mkt Land (2)	\$15,004
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (2)	\$69,545	Building (2)	\$75,439
XFOB (3)	\$2,050	XFOB (3)	\$2,050
Just	\$86,599	Just	\$92,493
Class	\$0	Class	\$0
Appraised	\$86,599	Appraised	\$92,493
SOH Cap [?]	\$9,518	SOH Cap [?]	\$13,451
Assessed	\$77,081	Assessed	\$79,042
Exempt	HX H3 OTHER \$39,293	Exempt	HX H3 OTHER \$40,760
Total Taxable	county:\$37,788 city:\$37,788 other:\$37,788 school:\$51,581	Total Taxable	county:\$38,282 city:\$38,282 other:\$38,282 school:\$53,542



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/3/2020	\$100	1409/0752	WD	I	U	30
8/23/2006	\$50,000	1093/2295	WD	I	U	

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1958	960	1272	\$6,313
Sketch	2	SINGLE FAM (000100)	1985	1252	1716	\$69,126

\*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	Condition (% Good)
0169	FENCE/WOOD	2011	\$50.00	1.000	0 x 0 x 0	(000.00)
0120	CLFENCE 4	2011	\$200.00	1.000	0 x 0 x 0	(000.00)
0060	CARPOT F	2011	\$1,800.00	1.000	0 x 0 x 0	(000.00)

▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	1.140 AC	1.00/1.00 1.00/1.00	\$6,610	\$7,535
000100	SFR (MKT)	1.130 AC	1.00/1.00 1.00/1.00	\$6,610	\$7,469

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