

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/4/2022

Parcel: << **35-3S-17-07314-003 (27701)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	FLORIDA POWER & LIGHT COMPANY P O BOX 14000 JUNO BEACH, FL 33408-0420		
Site	3154 NE WASHINGTON St, LAKE CITY		
Description*	COMM NE COR OF SE1/4 OF NW1/4, RUN W 541.09 FT TO S R/W WASHINGTON ST, S 82 DEG W ALONG R/W 605.84 FT FOR POB, CONT W 184 FT, S 5 DEG W 473.35 FT, N 82 DEG E 184 FT, N 5 DEG E 474.29 FT TO POB. 916-815, CT 969-545, CT 974-1437, WD 1180-2732		
Area	1.95 AC	S/T/R	35-3S-17E
Use Code**	UTILITIES (9100)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$27,300	Mkt Land	\$27,300
Ag Land	\$0	Ag Land	\$0
Building	\$357,587	Building	\$378,698
XFOB	\$10,445	XFOB	\$10,445
Just	\$395,332	Just	\$416,443
Class	\$0	Class	\$0
Appraised	\$395,332	Appraised	\$416,443
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$395,332	Assessed	\$416,443
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$395,332 city:\$0 other:\$0 school:\$395,332	Total Taxable	county:\$416,443 city:\$0 other:\$0 school:\$416,443

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/15/2009	\$400,000	1180/2732	WD	I	U	20
12/6/2002	\$200,000	0969/0545	CT	I	U	01
11/20/2002	\$100	0974/1437	CT	I	U	01
12/15/2000	\$15,000	0916/0815	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	EXCEP IND (8900)	2001	5353	8448	\$305,997
Sketch	EXCEP IND (8900)	2017	1595	1595	\$72,701

*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	2001	\$4,557.00	3038.00	0 x 0
0169	FENCE/WOOD	2001	\$384.00	64.00	0 x 0

0150	CLFENCE 8	2001	\$5,504.00	1280.00	0 x 0
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▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
9100	UTILITY (MKT)	1.950 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$27,300

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