

Columbia County Property Appraiser

CAMA updated 4/3/2014

2013 Tax Year

Parcel: 22-4S-16-03091-000

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Owner & Property Info

Owner's Name	BARALT JUAN RAFAEL &		
Mailing Address	GRETCHEN M TRUSTEES 1329 NW 101ST DR GAINESVILLE, FL 32606		
Site Address	2861 SW CR 242		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	Neighborhood	22416
Land Area	6.380 ACRES	Market Area	06
Description	NOTE This description is not to be used as the Legal Description for this parcel in any legal transaction		
W1/2 OF THE FOLLOWING COMM SE COR OF SE1/4 OF SW1/4, RUN N 42 94 FT TO N/R/W OF SR-242, FOR POB, CONT N 953 08 FT, W 580 06 FT, S 965 16 FT TO N/R/W SR-242, E ALONG R/W 580 28 TO POB ORB 771-1175, 774-547, 814-102, TO TRUST 926-117,			



Property & Assessment Values

2013 Certified Values		
Mkt Land Value	cnt (0)	\$35,732.00
Ag Land Value	cnt (1)	\$0.00
Building Value	cnt (1)	\$115,196.00
XFOB Value	cnt. (10)	\$12,421.00
Total Appraised Value		\$163,349.00
Just Value		\$163,349.00
Class Value		\$0.00
Assessed Value		\$163,349.00
Exempt Value		\$0.00
Total Taxable Value		Cnty: \$163,349 Other: \$163,349 Schl. \$163,349

2014 Working Values			(Hide Values)
Mkt Land Value	cnt (0)	\$32,159.00	
Ag Land Value	cnt (1)	\$0.00	
Building Value	cnt (1)	\$116,169.00	
XFOB Value	cnt (10)	\$12,421.00	
Total Appraised Value		\$160,749.00	
Just Value		\$160,749.00	
Class Value		\$0.00	
Assessed Value		\$160,749.00	
Exempt Value		\$0.00	
Total Taxable Value		Cnty: \$160,749 Other: \$160,749 Schl. \$160,749	

NOTE: 2014 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
4/24/2001	926/117	QC	I	U	01	\$100.00
11/21/1995	814/102	WD	I	Q		\$133,000.00
2/23/1993	771/1175	QC	V	U	01	\$0.00
9/1/1985	574/188	WD	V	U	01	\$18,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1993	COMMON BRK (19)	1959	2593	\$116,169.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0180	FPLC 1STRY	0	\$2,000.00	0000001.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	0	\$560.00	0000400.000	20 x 20 x 0	(000.00)
0166	CONC,PAVMT	0	\$244.00	0000174.000	3 x 58 x 0	(000.00)
0258	PATIO	0	\$515.00	0000368.000	23 x 16 x 0	(000.00)
0296	SHED METAL	2007	\$720.00	0000060.000	6 x 10 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	6.38 AC	1.00/1.00/1.00/1 00	\$5,040.61	\$32,159.00

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DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.