

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 8/12/2021

Parcel: << 05-4S-16-02781-000 (11891) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	ROYALS WILLIAM EUGENE & NANCY ROYALS NANCY 550 SW GABRIAL PLACE LAKE CITY, FL 32024		
Site	550 SW GABRIAL PL		
Description*	THE WEST 330.61 FT OF NW1/4 OF NW1/4 AND THE EAST 330.69 FT OF THE WEST 661.30 FT OF THE NW1/4 OF NW1/4 SUBJECT TO COUNTY MAINTAINED ROAD RIGHT- OF-WAY ALONG THE NORTH SIDE THEREOF. WD 1000-1690, CWD 1014-2506		
Area	20 AC	S/T/R	05-4S-16
Use Code**	IMPROVED AG (5000)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$3,569	Mkt Land	\$3,600
Ag Land	\$4,940	Ag Land	\$5,350
Building	\$412,809	Building	\$490,258
XFOB	\$53,642	XFOB	\$52,881
Just	\$545,373	Just	\$622,092
Class	\$474,960	Class	\$552,089
Appraised	\$474,960	Appraised	\$552,089
SOH Cap [?]	\$42,376	SOH Cap [?]	\$113,108
Assessed	\$432,584	Assessed	\$438,981
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$382,584 city:\$382,584 other:\$382,584 school:\$407,584	Total Taxable	county:\$388,981 city:\$0 other:\$0 school:\$413,981



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/24/2003	\$330,000	1000/1690	WD	I	U	02 (Multi-Parcel Sale) - show
1/4/2000	\$110,000	0894/1782	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	6330	10375	\$490,258

*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	2003	\$3,440.00	1720.00	0 x 0
0260	PAVEMENT-ASPHALT	2003	\$6,204.00	7520.00	0 x 0
0280	POOL R/CON	2004	\$12,312.00	648.00	18 x 36
0166	CONC,PAVMT	2004	\$978.00	489.00	0 x 0