

# Columbia County Property Appraiser

Jeff Hampton

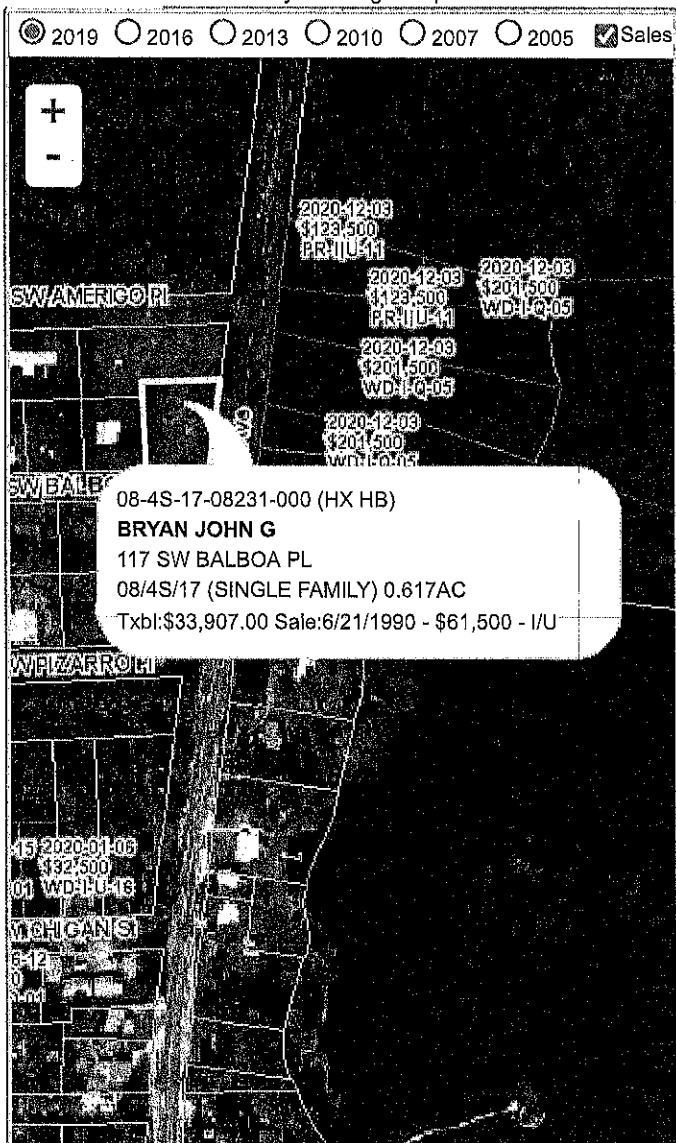
2021 Working Values

updated: 8/5/2021

Parcel: << 08-4S-17-08231-000 (29975) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info			
Owner	<b>BRYAN JOHN G</b> <b>BRYAN WHITNEY S</b> 117 SW BALBOA PL LAKE CITY, FL 32025		
Site	117 SW BALBOA PL, LAKE CITY		
Description*	LOTS 1, 2 & 3 BLOCK 5 LAKESIDE HEIGHTS S/D & ALSO THAT PART OF A CLOSED ALLEY CONTIGUOUS TO THE ABOVE DESC'D LOTS. RESEOL# 93R-45 & REC IN 784-1322, 723-001, DC 1352-674, WD 1411-692,		
Area	0.617 AC	S/T/R	08-4S-17
Use Code**	SINGLE FAMILY (0100)	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	\$41,415	Mkt Land	\$41,625
Ag Land	\$0	Ag Land	\$0
Building	\$105,790	Building	\$127,272
XFOB	\$1,300	XFOB	\$1,300
Just	\$148,505	Just	\$170,197
Class	\$0	Class	\$0
Appraised	\$148,505	Appraised	\$170,197
SOH Cap [?]	\$65,756	SOH Cap [?]	\$86,290
Assessed	\$82,749	Assessed	\$83,907
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$32,749 city:\$32,749 other:\$32,749 school:\$57,749	Total Taxable	county:\$33,907 city:\$0 other:\$0 school:\$58,907

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/11/2020	\$100	1411/0692	WD	I	U	30
6/21/1990	\$61,500	0723/0001	WD	I	U	35

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	2458	3089	\$127,272

\*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	\$100.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value