

Columbia County Property Appraiser

Jeff Hampton

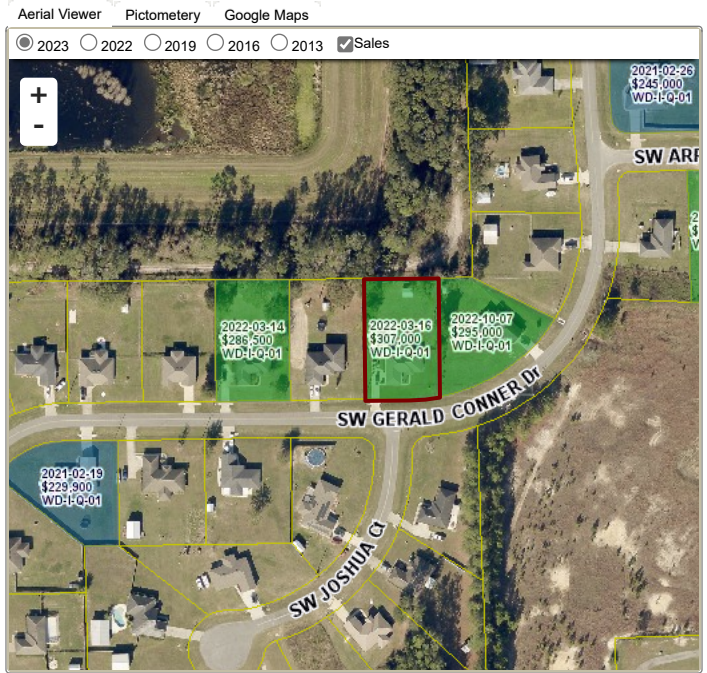
2024 Working Values

updated: 11/16/2023

Parcel: << **23-4S-16-03095-102 (14818)** >>

Owner & Property Info				Result: 2 of 16
Owner	GUY BRIAN GUY KARI 436 SW GERALDD CONNER DR LAKE CITY, FL 32024			
Site	436 SW GERALD CONNER DR, LAKE CITY			
Description*	LOT 2 CANNON CREEK PLACE UNIT 2. WD 1336-1961, WD 1359-897, WD 1445-2020, WD 1462-1184,			
Area	0.51 AC	S/T/R	23-4S-16	
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			
2023 Certified Values		2024 Working Values	
Mkt Land	\$28,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$238,946	Building	\$236,431
XFOB	\$3,544	XFOB	\$3,544
Just	\$270,490	Just	\$267,975
Class	\$0	Class	\$0
Appraised	\$270,490	Appraised	\$267,975
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$270,490	Assessed	\$267,975
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$220,490 city:\$0 other:\$0 school:\$245,490	Total Taxable	county:\$217,975 city:\$0 other:\$0 school:\$242,975



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
3/16/2022	\$307,000	1462/1184	WD	I	Q	01	
8/19/2021	\$257,000	1445/2020	WD	I	Q	01	
5/4/2018	\$185,900	1359/0897	WD	I	Q	01	
5/11/2017	\$12,000	1336/1961	WD	V	U	30	

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	2017	1592	2219	\$236,431	
*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	2017	\$2,544.00	1272.00	0 x 0
0169	FENCE/WOOD	2021	\$1,000.00	1.00	x

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000