

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 2/23/2023

Parcel: << 01-4S-15-00312-006 (976) >>

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

Owner & Property Info		Result: 1 of 1
Owner	GARDNER FRANCES LYNN 103 SW PLACID LN LAKE CITY, FL 32024	
Site	103 SW PLACID LN, LAKE CITY	
Description*	COMM SE COR OF NW1/4 OF SW1/4, E 330 FT, N 60 FT FOR POB, CONT N 672 FT, W 324.54 FT, S 672 FT, E 324.54 FT TO POB, EX COMM SE COR OF NW1/4 OF SW1/4, E 330 FT, N 523 FT FOR POB, CONT N 209 FT, W 209 FT, S 209 FT, E 209 FT TO POB, 746-1094, 795-558, WD 839-2227, DC 1372-1170, QC 1372-1171, <<desc	
Area	4.01 AC	S/T/R 01-4S-15
Use Code**	SINGLE FAMILY (0100)	Tax District 3

\*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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$28,070	Mkt Land	\$28,070
Ag Land	\$0	Ag Land	\$0
Building	\$118,682	Building	\$118,682
XFOB	\$5,550	XFOB	\$5,550
Just	\$152,302	Just	\$152,302
Class	\$0	Class	\$0
Appraised	\$152,302	Appraised	\$152,302
SOH Cap [?]	\$26,293	SOH Cap [?]	\$22,550
Assessed	\$126,009	Assessed	\$129,752
Exempt	HX HB VA WX \$91,075	Exempt	HX HB VA WX \$95,575
Total Taxable	county:\$34,934 city:\$0 other:\$0 school:\$59,934	Total Taxable	county:\$34,177 city:\$0 other:\$0 school:\$59,177

Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
5/21/2015	\$100	1372/1171	QC	I	U	11	
6/2/1994	\$14,900	0795/0558	AG	V	U	13	
5/28/1991	\$11,500	0746/1094	WD	V	U	03	

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	1997	1568	2552	\$118,682	

\*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	
0294	SHED WOOD/VINYL	1997	\$300.00	1.00	0 x 0	
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0	
9947	Septic		\$1,250.00	1.00	0 x 0	
0166	CONC,PAVMT	2005	\$600.00	1.00	0 x 0	
0296	SHED METAL	2016	\$1,200.00	1.00	0 x 0	
0296	SHED METAL	2016	\$800.00	1.00	0 x 0	
0252	LEAN-TO W/O FLOOR	2016	\$200.00	1.00	0 x 0	

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4.010 AC	1.0000/1.0000 1.0000/1	\$7,000 /AC	\$28,070