

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 8/3/2023

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

**Owner & Property Info**

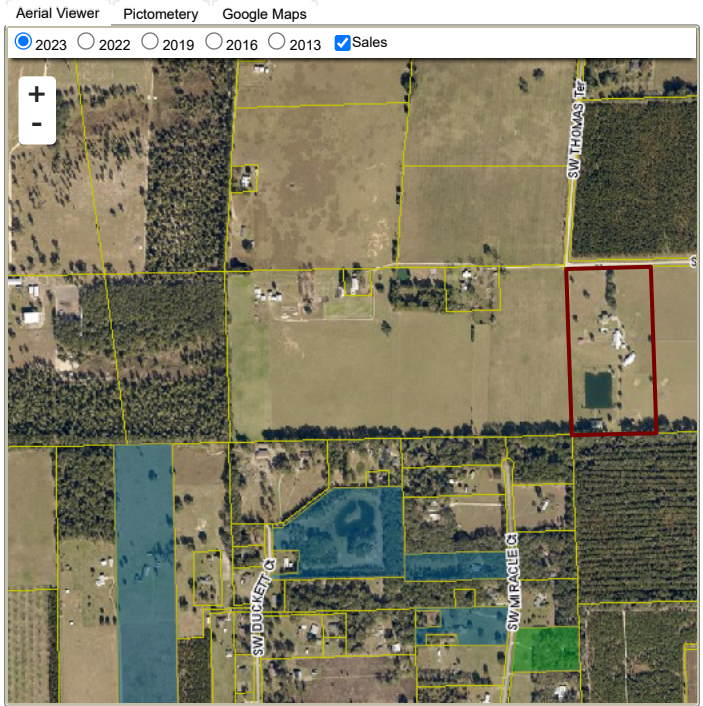
Result: 4 of 6

Owner	ROYALS WILLIAM EUGENE ROYALS NANCY 550 SW GABRIEL PLACE LAKE CITY, FL 32024		
Site	550 SW GABRIEL PL., LAKE CITY 552 SW GABRIEL 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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$5,000	Mkt Land	\$6,500
Ag Land	\$5,675	Ag Land	\$5,900
Building	\$560,988	Building	\$640,680
XFOB	\$62,850	XFOB	\$64,592
Just	\$723,838	Just	\$835,272
Class	\$634,513	Class	\$717,672
Appraised	\$634,513	Appraised	\$717,672
SOH Cap [?]	\$182,198	SOH Cap [?]	\$251,733
Assessed	\$452,315	Assessed	\$465,939
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$402,315 city:\$0 other:\$0 school:\$427,315	Total Taxable	county:\$415,939 city:\$0 other:\$0 school:\$440,939



**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	\$640,680

\*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	\$24,494.00	648.00	18 x 36
0166	CONC.PAVMT	2004	\$978.00	489.00	0 x 0
0169	FENCE/WOOD	2006	\$5,814.00	2584.00	0 x 0
0166	CONC.PAVMT	2008	\$1,224.00	408.00	0 x 0
0190	FPLC PF	2014	\$1,200.00	1.00	0 x 0
0060	CARPORT F	2014	\$800.00	1.00	0 x 0
0210	GARAGE U	2014	\$8,294.00	576.00	24 x 24
0083	DOCK-LAKE	2014	\$2,018.00	650.00	0 x 0
0031	BARN,MT AE	2014	\$5,063.00	1.00	0 x 0
0031	BARN,MT AE	2014	\$5,063.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$6,500
6200	PASTURE 3 (AG)	10.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,750
5200	CROPLAND 2 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$350 /AC	\$3,150
9910	MKT.VAL.AG (MKT)	19.000 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$123,500