

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updates: 7/4/2024

Parcel: << 21-3S-16-02226-000 (7548) >>

Owner & Property Info

Result: 1 of 1

Owner	EVANS SUSAN R 420 NW ASH DR LAKE CITY, FL 32055		
Site	121 NW MAGIC CT, LAKE CITY		
Description*	BEG NE COR OF SW1/4 OF SE1/4, RUN S 445.69 FT TO N R/W LINE OF SAL RR, W 488.95 FT, N 300.84 FT, E 467 FT TO POB, EX THE W 134 FT OF THE ABOVE DESC PROP & EX RD R/W. (AKA PART OF LOT 5 BLOCK A RANCHETTES UNR). 789-1886, DC 939-1613, WD 964-2260, 1022-2718 .map>>>		
Area	2.65 AC	S/T/R	21-3S-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		\$29,150	Mkt Land		\$29,150		
Ag Land		\$0	Ag Land		\$0		
Building		\$56,100	Building		\$61,354		
XFOB		\$1,800	XFOB		\$1,800		
Just		\$87,050	Just		\$92,304		
Class		\$0	Class		\$0		
Appraised		\$87,050	Appraised		\$92,304		
SOH Cap [7]		\$6,902	SOH Cap [7]		\$4,141		
Assessed		\$87,050	Assessed		\$92,304		
Exempt		\$0	Exempt		\$0		
Total		county:\$80,148 city:\$0	Total		county:\$88,163 city:\$0		
Taxable		other:\$0 school:\$87,050	Taxable		other:\$0 school:\$92,304		

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/26/2017	\$66,000	1335 / 1554	WD	I	Q	01
6/27/2016	\$100	1317 / 1679	CT	I	U	18
7/30/2004	\$65,000	1023 / 2458	WD	I	Q	
7/30/2004	\$38,000	1022 / 2718	WD	I	U	08
10/9/2002	\$31,000	964 / 2260	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1974	1056	1656	\$61,354
*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

Code	Desc	Year Blt	Value	Units	Dims
0011	BARN,BLK AE	0	\$800.00	1.00	0 x 0
0285	SALVAGE	2014	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2018	\$100.00	1.00	0 x 0
0263	PRCH,USP	2018	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2018	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.650 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$29,150

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