

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/18/2023

Parcel: << 24-4S-16-03104-047 (14994) >>

Owner & Property Info

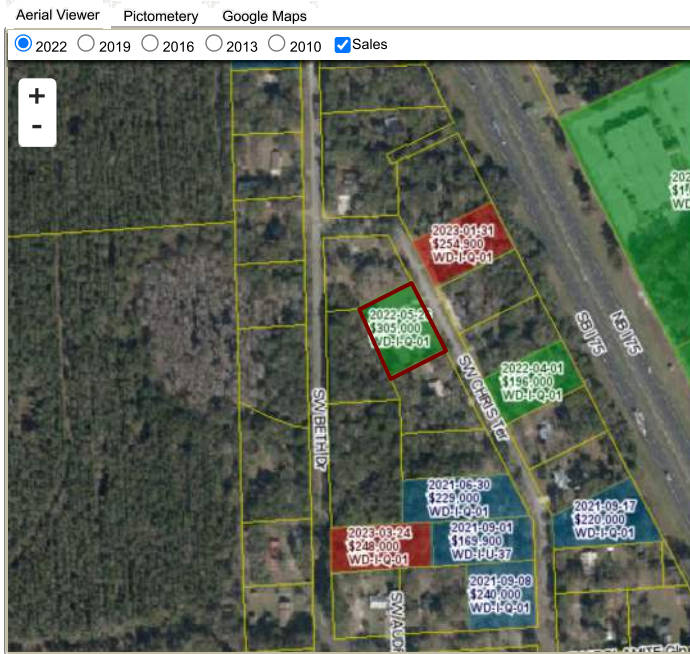
Result: 1 of 1

Owner	MATARAZZO CARMINE 556 SW CHRIS TER LAKE CITY, FL 32024		
Site	556 SW CHRIS TER, LAKE CITY		
Description*	LOT 46 CANNON CREEK ACRES S/D. 442-658, 738-663, 790-530, WD 1414-1078, WD 1468-246		
Area	1.03 AC	S/T/R	24-4S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$16,500	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$166,069	Building	\$226,512
XFOB	\$0	XFOB	\$2,500
Just	\$182,569	Just	\$257,012
Class	\$0	Class	\$0
Appraised	\$182,569	Appraised	\$257,012
SOH Cap [?]	\$23,844	SOH Cap [?]	\$0
Assessed	\$158,725	Assessed	\$179,831
Exempt	HX HB \$50,000	Exempt	HX HB WR \$55,000
Total Taxable	county:\$108,725 city:\$0 other:\$0 school:\$133,725	Total Taxable	county:\$124,831 city:\$0 other:\$0 school:\$149,831



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/26/2022	\$305,000	1468/0246	WD	I	Q	01
6/30/2020	\$179,900	1414/1078	WD	I	Q	01
5/9/1994	\$6,000	0790/0530	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	1537	2387	\$226,512

*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	2022	\$2,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.030 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000