

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 12/8/2022

Parcel: << 30-4S-16-03249-000 (16017) >>

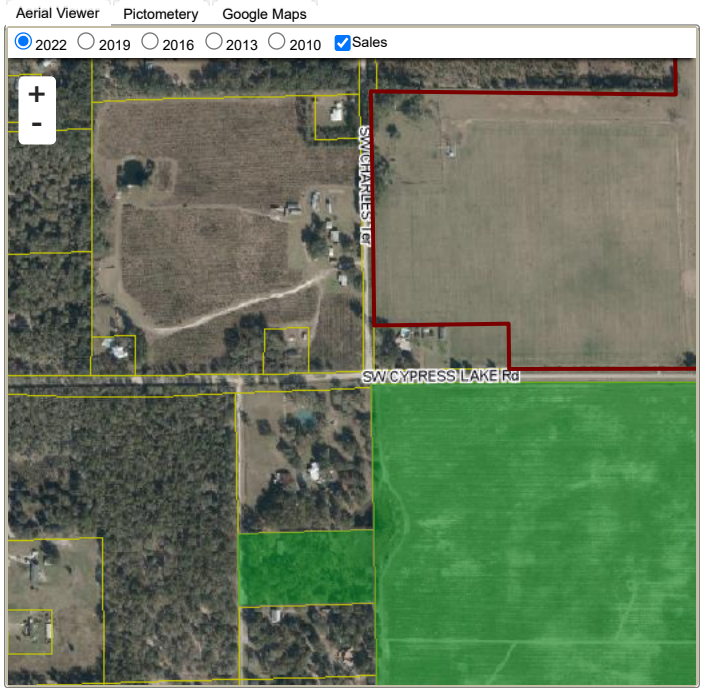
**Owner & Property Info**

Owner	CHARLES LUTHER DANIEL CHARLES MERRI MCNAMER 1119 SW CYPRESS LAKE DR LAKE CITY, FL 32024		
Site	917 SW CHARLES Ter, LAKE CITY		
Description*	SW1/4 OF SW1/4, EX 3 AC IN SW COR & E1/2 OF SW1/4, EX 2.20 AC DESC ORB 802-2408, EX 1.45 AC DESC ORB 1215-958, 853-225, LE 853-227, DC 1107-1858, WD 1125-2798, DC 1183-1140, WD 1196-1810, WD 1205-2517		
Area	124.5 AC	S/T/R	30-4S-16
Use Code**	IMPROVED AG (5000)	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	\$5,000	Mkt Land	\$5,000
Ag Land	\$38,112	Ag Land	\$38,112
Building	\$55,366	Building	\$55,366
XFOB	\$600	XFOB	\$600
Just	\$374,716	Just	\$374,716
Class	\$99,078	Class	\$99,078
Appraised	\$99,078	Appraised	\$99,078
SOH Cap [?]	\$5,619	SOH Cap [?]	\$84
Assessed	\$99,078	Assessed	\$99,078
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$93,459 city:\$0 other:\$0 school:\$99,078	Total Taxable	county:\$98,994 city:\$0 other:\$0 school:\$99,078



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/3/2010	\$69,100	1205/2517	WD	I	U	16
6/2/2010	\$230,000	1196/1810	WD	I	U	16
6/30/2007	\$100	1125/2798	WD	I	U	01
2/5/1998	\$0	0853/0227	WD	I	U	01

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1969	750	998	\$55,366

\*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	1993	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$200.00	1.00	0 x 0
0020	BARN,FR	1993	\$200.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	1993	\$50.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	1993	\$50.00	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/ /	\$2,500 /AC	\$2,500
6200	PASTURE 3 (AG)	97.500 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$26,812
5500	TIMBER 2 (AG)	25.000 AC	1.0000/1.0000 1.0000/ /	\$452 /AC	\$11,300
9105	TOWER SITE (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$2,500
9910	MKT.VAL.AG (MKT)	124.500 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$311,250
9910	MKT.VAL.AG (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$2,500