

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/23/2023

Parcel: << 34-3S-17-06886-001 (45132) >>

Owner & Property Info

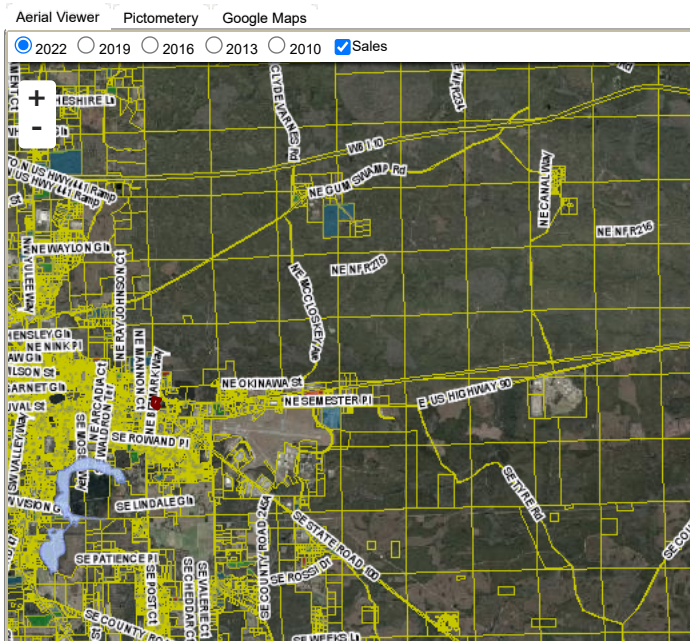
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Owner	RUSTIC PROPERTIES, LLC 2626 COLLINS AVE LAKE LAND, FL 33803		
Site			
Description*	COMM NW COR OF SEC. S 8 DEG W 767.20 FT TO S LINE OF NE WASHINGTON ST FOR POB, S 77 DEG E ALONG S LINE 573.03 FT, S 35 DEG W 342.21 FT, S 15 DEG W 186.28 FT, S 60 DEG E 185.30 FT S 39 DEG W 286.90 FT TO NE R/W OF GS&F RR, N 50 DEG W 503.17 FT, N 8 DEG E 574 ...more>>>		
Area	7.51 AC	S/T/R	34-3S-17
Use Code**	VACANT (0000)	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	\$97,630	Mkt Land	\$97,630
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$34,272	XFOB	\$34,272
Just	\$131,902	Just	\$131,902
Class	\$0	Class	\$0
Appraised	\$131,902	Appraised	\$131,902
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$131,902	Assessed	\$131,902
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$131,902 city:\$0 other:\$0 school:\$131,902	Total Taxable	county:\$131,902 city:\$0 other:\$0 school:\$131,902



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/2021	\$269,000	1456/0717	WD	I	U	39

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0030	BARN,MT	2007	\$34,272.00	2856.00	42 x 68

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.010 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$65,130
0000	VAC RES (MKT)	1.500 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$19,500
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$13,000

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