

Parcel: << 18-4S-17-08479-117 (31605) >>

Owner & Property Info

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|              |                                                                                                                                                                                                                                                                            |              |          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | BICKERSTAFF NANCY COMBS<br>COMBS LAQUEZ D'JUAN<br>284 SW HUDSON LN<br>LAKE CITY, FL 32025                                                                                                                                                                                  |              |          |
| Site         | 284 SW HUDSON LN, LAKE CITY                                                                                                                                                                                                                                                |              |          |
| Description* | COMM SE COR SEC, RUN N 1417.87 FT, W 577 FT, N 503.5 FT, W 884 FT FOR POB, CONT W 150 FT, N 215 FT TO S R/W OF RD, E 150 FT, S 215 FT TO POB. AKA W1/2 OF LOT 17 GREENRIDGE ESTATES SOUTH (UNREC). 575-035, 778-1090, 785-788, 886-666, WD 1368-584, DC 1368-58 ...more>>> |              |          |
| Area         | 0.73 AC                                                                                                                                                                                                                                                                    | S/T/R        | 18-4S-17 |
| 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              | \$22,500                  | Mkt Land            | \$22,500                  |
| Ag Land               | \$0                       | Ag Land             | \$0                       |
| Building              | \$124,315                 | Building            | \$124,315                 |
| XFOB                  | \$900                     | XFOB                | \$900                     |
| Just                  | \$147,715                 | Just                | \$147,715                 |
| Class                 | \$0                       | Class               | \$0                       |
| Appraised             | \$147,715                 | Appraised           | \$147,715                 |
| SOH Cap [?]           | \$62,584                  | SOH Cap [?]         | \$60,030                  |
| Assessed              | \$85,131                  | Assessed            | \$87,685                  |
| Exempt                | HX HB \$50,000            | Exempt              | HX HB \$50,000            |
| Total                 | county:\$35,131 city:\$0  | Total               | county:\$37,685 city:\$0  |
| Taxable               | other:\$0 school:\$60,131 | Taxable             | other:\$0 school:\$62,685 |

Aerial Viewer Pictometry Google Maps



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/6/2018  | \$100      | 1368/0584 | WD   | I   | U                     | 30    |
| 8/5/1999  | \$49,300   | 0886/0666 | WD   | I   | U                     | 03    |
| 1/17/1994 | \$34,000   | 0785/0788 | WD   | I   | U                     | 04    |
| 8/10/1993 | \$0        | 0778/1090 | CT   | I   | U                     | 04    |
| 9/1/1977  | \$35,000   | 0385/0719 | WD   | I   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1976     | 1638    | 2306      | \$124,315  |

\*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    |
|------|-------------------|----------|----------|-------|---------|
| 0296 | SHED METAL        | 0        | \$800.00 | 1.00  | 16 x 20 |
| 0252 | LEAN-TO W/O FLOOR | 2013     | \$100.00 | 1.00  | 0 x 0   |

Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.730 AC) | 1.0000/1.0000 1.0000/ / | \$22,500 /LT | \$22,500   |

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