

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 6/20/2024

Parcel: 12-5S-16-03589-006 (17573)

Owner & Property Info

Result: 1 of 1

Owner	AZEVEDO VINCENT M AZEVEDO DENISE A 4551 SW CR 240 LAKE CITY, FL 32024		
Site	4551 SW COUNTY ROAD 240, LAKE CITY		
Description*	COMM NW COR OF SE1/4 OF NW1/4, RUN E 353.76 FT FOR POB, RUN E 284.71 FT, S 753.19 FT, W 284.51 FT, N 745.67 FT TO POB. 298-702, WD 1193-1177, DC 1212-660,		
Area	4.93 AC	S/T/R	12-5S-16
Use Code**	SINGLE FAMILY (0100)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$39,440	Mkt Land	\$39,440
Ag Land	\$0	Ag Land	\$0
Building	\$154,015	Building	\$168,456
XFOB	\$19,361	XFOB	\$19,361
Just	\$212,816	Just	\$227,257
Class	\$0	Class	\$0
Appraised	\$212,816	Appraised	\$227,257
SOH Cap [?]	\$71,306	SOH Cap [?]	\$81,502
Assessed	\$141,510	Assessed	\$145,755
Exempt	98 HX HB	Exempt	98 HX HB
	\$141,510		\$145,755
Total	county:\$0 city:\$0	Total	county:\$0 city:\$0
Taxable	other:\$0 school:\$0	Taxable	other:\$0 school:\$0

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/15/2010	\$129,900	1193 / 1177	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1740	2558	\$168,456

*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
0166	CONC,PAVMT	0	\$225.00	1.00	0 x 0
0280	POOL R/CON	1980	\$14,336.00	512.00	16 x 32
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0080	DECKING	2009	\$100.00	1.00	0 x 0
0296	SHED METAL	2019	\$3,500.00	1.00	12 x 30

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4.930 AC	1.0000/1.0000 1.0000/ /	\$8,000 / AC	\$39,440

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