

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/17/2022

Parcel: << **31-5S-16-03744-308 (18617)** >>

Owner & Property Info

Result: 1 of 1

Owner	COUEY DAVID MORRIS COUEY VICTORIA SUZETTE 1196 SW FAULKNER DR FORT WHITE, FL 32038		
Site	4353 SW ICHETUCKNEE Ave, LAKE CITY		
Description*	(AKA LOT 8 PINE ACRES UNREC). COMM SW COR OF NW1/4, RUN N 1221.58 FT TO E R/W OF ICHETUCKNEE RD, BEING A PT ON A CURVE, R N'LY ALONG R/W 89.15 FT TO INTERS WITH E R/W OF FAULKNER RD FOR POB, CONT N'LY ALONG R/W 198.62 FT TO C/L OF FLA GAS TRANSMISSION EASE ...more>>>		
Area	13.53 AC	S/T/R	31-5S-16
Use Code**	MISC IMPROVED (0700)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$53,111	Mkt Land	\$67,650
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$1,804	XFOB	\$5,054
Just	\$54,915	Just	\$72,704
Class	\$0	Class	\$0
Appraised	\$54,915	Appraised	\$72,704
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$54,915	Assessed	\$72,704
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$54,915 city:\$0 other:\$0 school:\$54,915	Total Taxable	county:\$72,704 city:\$0 other:\$0 school:\$72,704



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/17/2021	\$89,900	1456/2684	CD	I	U	21
10/15/2021	\$43,000	1450/0628	WD	I	U	37
8/16/2016	\$100	1327/1883	WD	I	U	11
8/1/2012	\$100	1241/0130	QC	I	U	11
2/25/1997	\$29,000	0894/0499	CD	V	Q	

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
0120	CLFENCE 4	1999	\$554.00	176.00	0 x 0

0294	SHED WOOD/VINYL	1999	\$1,050.00	200.00	10 x 20
0252	LEAN-TO W/O FLOOR	2008	\$200.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9901	AC/XFOB (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$5,000
9900	AC NON-AG (MKT)	12.530 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$62,650

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