

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 4/28/2022

Parcel: << **01-4S-16-02670-002 (10838)** >>**Owner & Property Info**

Result: 1 of 1

Owner	LAKE CITY HOMES LTD C/O PARENT MANAGMENT SERVICES P O BOX 492228 LEESBURG, FL 34749		
Site	708 SW SISTERS WELCOME Rd, LAKE CITY		
Description*	N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753 BRANDYWINE APARTMENTS		
Area	15.19 AC	S/T/R	01-4S-16
Use Code**	MULTI-FAM 10+ (0300)	Tax District	1

*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	\$240,382	Mkt Land	\$364,560
Ag Land	\$0	Ag Land	\$0
Building	\$934,103	Building	\$1,040,397
XFOB	\$68,200	XFOB	\$68,200
Just	\$1,242,685	Just	\$1,473,157
Class	\$0	Class	\$0
Appraised	\$1,242,685	Appraised	\$1,473,157
SOH Cap [?]	\$0	SOH Cap [?]	\$106,204
Assessed	\$1,242,685	Assessed	\$1,473,157
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,242,685 city:\$1,242,685 other:\$0 school:\$1,242,685	Total Taxable	county:\$1,366,953 city:\$1,366,953 other:\$0 school:\$1,473,157

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1978	2105	2145	\$27,983
Sketch	M/FAM ROW (2500)	1978	9486	6324	\$175,574
Sketch	M/FAM ROW (2500)	1978	7400	7400	\$138,339
Sketch	M/FAM ROW (2500)	1978	35462	5066	\$629,465
Sketch	M/FAM ROW (2500)	1978	3454	3454	\$69,036

*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
0260	PAVEMENT-ASPHALT	0	\$48,000.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$16,700.00	1.00	0 x 0

4/28/22, 12:01 PM

Columbia County Property Appraiser

0169	FENCE/WOOD	2017	\$500.00	1.00	0 x 0
0296	SHED METAL	2017	\$2,500.00	1.00	0 x 0
0070	CARPORT UF	2017	\$500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	15.190 AC	1.0000/1.0000 1.0000/.80000000 /	\$24,000 /AC	\$364,560

Search Result: 1 of 1

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by: [GrizzlyLogic.com](#)

N1/2 OF SE1/4 OF SE1/4 LYING
W OF SR-341 & S OF GRANDVIEW
AVE. ORB 397-753

LAKE CITY HOMES LTD
C/O PARENT MANAGMENT SERVICES, P O BOX 492228
LEESBURG, FL 34749

2022

01-4S-16-02670-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Ceiling	02
Air Condition	03
Heating Type	04
Fixtures	6
Frame	03
Story Height	8
RMS	6
Stories	1.
Units	0
Condition Adj	03

Quality	03
DOR CODE	0300
MAP NUM	
NEIGHBORHOOD	1416.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1,637	22,644
FOP	40	30	12	166
SFB	468	80	374	5,173

TOTALS	2,145	2,023	27,983
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EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0800	MULTI-FAM	0		A-1	0.00	0.00	15.19	AC

REVIEW DATE	12/02/2021	BY	MEJC
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	2,023	86.4486	55.33	111,933	1978	1978	0	0	25	50.00	25.00
1 OFFICE LOW - 0% - 0												
HX Base Yr												

708 SW SISTERS WELCOME Rd, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										68,200	
FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
0.00	0.00	15.19	AC		1.00	1.00	0.80	30,000.00	24,000.00	364,560	

Total Acres: 15.19	Total Land Value: 364,560	Market: 0	Agricultural: 0	Common: 364,560
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 5									

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,040,397
TOTAL MARKET OB/UF VALUE		68,200
TOTAL LAND VALUE - MARKET		364,560
TOTAL MARKET VALUE		1,473,157
SOH/AGL Deduction		106,204
ASSESSED VALUE		1,366,953
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,366,953
TOTAL JUST VALUE		1,473,157
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,242,685
LAND:1:1: DOR 1994		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 N7 W19 SFB= W12 S39FOP= W5 N8 E5 S8\$ E12 N39\$ S39 E47N32\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 04/28/2022

LAKE CITY HOMES LTD
C/O PARENT MANAGMENT SERVICES, P O BOX 492228
LEESBURG, FL 34749

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[illegible]

[illegible]

[illegible]

N1/2 OF SE1/4 OF SE1/4 LYING
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2022

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	0 100
Stories	0 0 100
Units	4 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300
MAP NUM	MKT AREA 06
NEIGHBORHOOD	1416.00 1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,454	100	3,454	69,036
TOTALS	3,454		3,454	69,036

EXTRA FEATURES	
L N	OB/XF CODE
	DESCRIPTION
	BLD CAP
	L W
	UNITS
	UT
	Adj R
	ADJ UNIT PRICE
	ORIG COND
	YEAR ON
	YEAR ACTUAL
	Q
	% COND
	OB/XF MKT VALUE
	NOTES

LAND DESCRIPTION	
L N	USE CODE
	LAND USE DESCRIPTION
	CAP
	R D
	LOC ZONE
	FRONT
	DEPTH
	TOT LND UTS
	UNIT TYPE
	D T
	DPTH FACT
	% COND
	TOT ADJ
	UNIT PRICE
	ADJ UNIT PRICE
	LAND VALUE

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2500	03	3,454	101.5560	62.46	215,737	1978	1978	0	0	25	43.00	32.00
5 M/FAM ROW - 0% - 0												
HX Base Yr												
BAS												
708 SW SISTERS WELCOME Rd, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	
	0

COLUMBIA COUNTY PROPERTY	
PAGE 5 of 5	1
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,040,397
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PREVIOUS YEAR MKT VALUE	1,242,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W34 N7 W50 S7 W34 S28 E34 N4 E50 S4 E34 N28\$.