

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/28/2023

Parcel: << 12-4S-16-02935-014 (13168) >>

Owner & Property Info

Result: 3 of 4

Owner	WHEELER RALPH F WHEELER ANN 2003 SW SISTERS WELCOME RD LAKE CITY, FL 32025		
Site	2003 SW SISTERS WELCOME RD, LAKE CITY		
Description*	LOT 12 BROTHERS WELCOME AIRPARK. 792-2834, 824-907, 924-399, LE 1209-2225,		
Area	0.69 AC	S/T/R	12-4S-16
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

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$287,084	Building	\$326,606
XFOB	\$8,028	XFOB	\$8,028
Just	\$317,112	Just	\$362,634
Class	\$0	Class	\$0
Appraised	\$317,112	Appraised	\$362,634
SOH Cap [?]	\$70,108	SOH Cap [?]	\$108,220
Assessed	\$247,004	Assessed	\$254,414
Exempt	HX HB SX \$100,000	Exempt	HX HB SX \$100,000
Total	county:\$147,004 city:\$0	Total	county:\$154,414 city:\$0
Taxable	other:\$0 school:\$222,004	Taxable	other:\$0 school:\$229,414

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
2/5/2011	\$100	1209/2225	WD	I	U	11
3/26/2001	\$30,000	0924/0399	WD	V	Q	
6/12/1996	\$18,000	0824/0907	WD	V	U	09
5/27/1994	\$21,000	0792/2834	WD	V	Q	
11/1/1986	\$1,000	0608/0219	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	3100	6420	\$326,606

*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
0166	CONC,PAVMT	2003	\$8,028.00	4014.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.690 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

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