

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/2/2022

45

Parcel: << 32-3S-16-02428-002 (9561) >>

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

Owner & Property Info

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Owner	RUEDA JOSE M RUEDA MERCEDES 362 SW BIRLEY AVE LAKE CITY, FL 32024-0608		
Site	362 SW BIRLEY Ave, LAKE CITY		
Description*	COMM SW COR OF NE1/4 OF NW1/4, RUN N 499.82 FT, E 497.21 FT FOR POB, CONT E 873.77 FT, N 264.40 FT, W 874.64 , S 264.31 FT TO POB. 824-2145,2146, WD 1239-522, WD 1384-1490		
Area	5.3 AC	S/T/R	32-3S-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

2021 Certified Values		2022 Working Values	
Mkt Land	\$33,990	Mkt Land	\$34,450
Ag Land	\$0	Ag Land	\$0
Building	\$115,486	Building	\$125,530
XFOB	\$15,153	XFOB	\$25,310
Just	\$164,629	Just	\$185,290
Class	\$0	Class	\$0
Appraised	\$164,629	Appraised	\$185,290
SOH Cap [?]	\$17,989	SOH Cap [?]	\$34,348
Assessed	\$146,640	Assessed	\$150,942
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$96,640 city:\$0 other:\$0 school:\$121,640	Total Taxable	county:\$100,942 city:\$0 other:\$0 school:\$125,942



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/14/2019	\$180,000	1384/1490	WD	I	Q	01
8/1/2012	\$163,000	1239/0522	WD	I	Q	01
7/1/1996	\$93,500	0824/2145	WD	I	Q	
12/13/1993	\$88,900	0783/1408	WD	I	U	33
5/13/1991	\$90,000	0745/2340	WD	I	U	06
4/21/1989	\$50,000	0682/0492	WD	I	Q	
8/1/1981	\$23,000	0473/0428	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	1454	2698	\$125,530

*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
0280	POOL R/CON	1995	\$15,360.00	512.00	32 x 16
0282	POOL ENCL	1995	\$5,100.00	850.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0296	SHED METAL	2006	\$300.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2006	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.300 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$34,450

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