

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/11/2023

Parcel: &lt;&lt; 01-3S-16-01902-001 (6241) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

## Owner &amp; Property Info

Result: 1 of 1

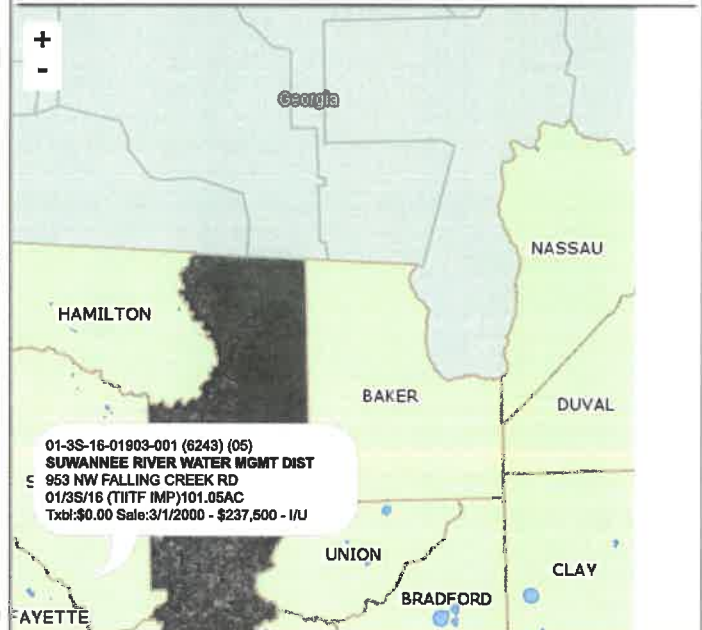
|              |                                                                                                                                                 |              |          |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | LYNN TRICIA<br>BECKLAND LINDA JANE<br>155 NW NYE HUNTER DR<br>LAKE CITY, FL 32055-9730                                                          |              |          |
| Site         | 155 NW NYE HUNTER DR, LAKE CITY                                                                                                                 |              |          |
| Description* | BEG SE COR OF NW1/4 OF NE1/4, W 344.64 FT, N 568.89 FT, SE 343.28 FT, S 492.25 FT TO POB. EX RD R/W. 358-11, 814-1263-71, 829-2284, WD 1488-383 |              |          |
| Area         | 4.19 AC                                                                                                                                         | S/T/R        | 01-3S-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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2022 Certified Values |                                                    | 2023 Working Values |                                                    |
|-----------------------|----------------------------------------------------|---------------------|----------------------------------------------------|
| Mkt Land              | \$16,760                                           | Mkt Land            | \$16,760                                           |
| Ag Land               | \$0                                                | Ag Land             | \$0                                                |
| Building              | \$141,677                                          | Building            | \$162,175                                          |
| XFOB                  | \$1,600                                            | XFOB                | \$1,600                                            |
| Just                  | \$160,037                                          | Just                | \$180,535                                          |
| Class                 | \$0                                                | Class               | \$0                                                |
| Appraised             | \$160,037                                          | Appraised           | \$180,535                                          |
| SOH Cap [?]           | \$51,558                                           | SOH Cap [?]         | \$68,802                                           |
| Assessed              | \$108,479                                          | Assessed            | \$111,733                                          |
| Exempt                | HX HB                                              | Exempt              | HX HB                                              |
| Total Taxable         | county:\$58,479 city:\$0 other:\$0 school:\$83,479 | Total Taxable       | county:\$61,733 city:\$0 other:\$0 school:\$86,733 |



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 4/11/2023  | \$274,000  | 1488/0383 | WD   | I   | Q                     | 01    |
| 10/19/1996 | \$86,643   | 0829/2284 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1977     | 2341    | 2691      | \$162,175  |

\*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 &amp; Out Buildings (Codes)

| Code | Desc            | Year Blt | Value      | Units | Dims  |
|------|-----------------|----------|------------|-------|-------|
| 0190 | FPLC PF         | 0        | \$1,200.00 | 1.00  | 0 x 0 |
| 0294 | SHED WOOD/VINYL | 0        | \$400.00   | 1.00  | 0 x 0 |

## Land Breakdown

| Code | Desc      | Units    | Adjustments             | Eff Rate    | Land Value |
|------|-----------|----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 4.190 AC | 1.0000/1.0000 1.0000/ / | \$4,000 /AC | \$16,760   |

Search Result: 1 of 1