

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 7/21/2022

Parcel: << **12-4S-16-02941-113 (13349)** >>

Owner & Property Info

Result: 2 of 3

Owner	TOWNER MELVIN D KENNEY MARLENE A 271 PLANTATION TER LAKE CITY, FL 32025		
Site	271 SW PLANTATION Ter, LAKE CITY		
Description*	LOT 13 SOUTHERN LANDINGS AVIATION S/D. WD 1035-1023. QC 1157-1253, QV 1160-1768, WD 1348-1444,		
Area	0.8 AC	S/T/R	12-4S-16E
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

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$349,429	Building	\$371,837
XFOB	\$12,476	XFOB	\$12,476
Just	\$379,905	Just	\$406,313
Class	\$0	Class	\$0
Appraised	\$379,905	Appraised	\$406,313
SOH Cap [?]	\$142,947	SOH Cap [?]	\$162,246
Assessed	\$236,958	Assessed	\$244,067
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$186,958 city:\$0 other:\$0 school:\$211,958	Total Taxable	county:\$194,067 city:\$0 other:\$0 school:\$219,067



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/17/2017	\$25,000	1348/1444	WD	V	Q	01
8/18/2008	\$100	1157/1253	QC	V	U	01
1/11/2005	\$45,000	1035/1023	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2018	2549	5624	\$371,837

*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
0190	FPLC PF	2018	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2018	\$11,276.00	5638.00	0 x 0

Land Breakdown

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