

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/7/2023

Parcel: << **21-4S-16-03084-004 (14601)** >>**Owner & Property Info**

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Owner	WHEAT JULIE A 180 SW MELON CT LAKE CITY, FL 32024		
Site	180 SW MELON CT, LAKE CITY		
Description*	LOT 4 SADDLE RIDGE S/D. 698-692, 797-1757, 942-1590, WD 1349-957,		
Area	0.92 AC	S/T/R	21-4S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$27,500	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$133,280	Building	\$144,721
XFOB	\$5,826	XFOB	\$5,826
Just	\$166,606	Just	\$185,547
Class	\$0	Class	\$0
Appraised	\$166,606	Appraised	\$185,547
SOH Cap [?]	\$34,627	SOH Cap [?]	\$49,609
Assessed	\$131,979	Assessed	\$135,938
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$81,979	Total Taxable	county:\$85,938
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$106,979		school:\$110,938

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
12/5/2017	\$152,500	1349/0657	WD	I	Q	01
12/20/2001	\$99,000	0942/1590	WD	I	Q	
11/7/1994	\$10,000	0797/1757	WD	V	Q	
10/6/1989	\$9,500	0698/0692	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	1658	2612	\$144,721

*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,PAV/MT	1995	\$2,976.00	1984.00	0 x 0
0060	CARPORT F	1994	\$1,000.00	1.00	0 x 0
0296	SHED METAL	2007	\$400.00	1.00	0 x 0

0169	FENCE/WOOD	2007	\$250.00	1.00	0 x 0
0190	FPLC PF	2007	\$1,200.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.920 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$35,000 /LT	\$35,000

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