

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/16/2021

Parcel: << **24-6S-17-09763-001 (35970)** >>

Owner & Property Info

Result: 1 of 1

Owner	CITTA NELSON COWDRICK CITTA KAREN LYNN 4989 SE OCTOBER RD LAKE CITY, FL 32025		
Site	2769 SE COUNTY ROAD 18, LAKE CITY		
Description*	COMM SE COR, RUN N 1657.16 FT TO N R/W CR-18, RUN W 243.06 FT TO POB, CONT W 549.80 FT, N 567.78 FT, E 552.77 FT, S 689.39 FT TO POB. 506-236, 693-181,182, DC 1196- 2462, PB 1412-2525, PB 1414- 598, WD 1416-2712,		
Area	7.98 AC	S/T/R	24-6S-17
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	\$37,160	Mkt Land	\$37,160
Ag Land	\$0	Ag Land	\$0
Building	\$25,735	Building	\$25,735
XFOB	\$9,900	XFOB	\$9,900
Just	\$72,795	Just	\$72,795
Class	\$0	Class	\$0
Appraised	\$72,795	Appraised	\$72,795
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,795	Assessed	\$72,795
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,795 city:\$0 other:\$0 school:\$72,795	Total Taxable	county:\$72,795 city:\$0 other:\$0 school:\$72,795



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/10/2020	\$65,000	1416/2712	WD	I	U	37
6/26/2020	\$0	1414/0598	PB	I	U	18
8/2/1989	\$45,000	0693/0181	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1970	962	1474	\$25,735

*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
0011	BARN,BLK AE	0	\$7,150.00	1.00	32 x 60
0040	BARN,POLE	2017	\$200.00	1.00	0 x 0
0296	SHED METAL	2013	\$50.00	1.00	0 x 0
0070	CARPORT UF	2017	\$2,500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6.980 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$31,410
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$4,500
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250

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