

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 12/1/2022

Parcel: &lt;&lt; 28-4S-16-03234-005 (15954) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Owner &amp; Property Info

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|              |                                                                                        |              |           |
|--------------|----------------------------------------------------------------------------------------|--------------|-----------|
| Owner        | HOFFMAN RICHARD NEIL<br>HOFFMAN MICHELLE<br>180 SW LYNNDALE GLN<br>LAKE CITY, FL 32024 |              |           |
| Site         | 180 SW LYNNDALE GLN, LAKE CITY                                                         |              |           |
| Description* | SW1/4 OF SW1/4 OF NW1/4, 850-1291, 910-2444, 811-1829, WD 1075-1382,                   |              |           |
| Area         | 10.01 AC                                                                               | S/T/R        | 28-4S-16E |
| 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              | \$80,080                   | Mkt Land            | \$80,080                   |
| Ag Land               | \$0                        | Ag Land             | \$0                        |
| Building              | \$192,524                  | Building            | \$192,524                  |
| XFOB                  | \$20,540                   | XFOB                | \$20,540                   |
| Just                  | \$293,144                  | Just                | \$293,144                  |
| Class                 | \$0                        | Class               | \$0                        |
| Appraised             | \$293,144                  | Appraised           | \$293,144                  |
| SOH Cap [?]           | \$66,573                   | SOH Cap [?]         | \$59,776                   |
| Assessed              | \$226,571                  | Assessed            | \$233,368                  |
| Exempt                | HX HB \$50,000             | Exempt              | HX HB \$50,000             |
| Total                 | county:\$176,571 city:\$0  | Total               | county:\$183,368 city:\$0  |
| Taxable               | other:\$0 school:\$201,571 | Taxable             | other:\$0 school:\$208,368 |

## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 2/24/2006  | \$320,000  | 1075/1382 | WD   | I   | Q                     |       |
| 10/2/2000  | \$45,000   | 0911/1829 | WD   | V   | Q                     |       |
| 9/6/2000   | \$10,000   | 0910/2444 | CT   | V   | U                     | 01    |
| 12/17/1997 | \$42,500   | 0850/1291 | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2001     | 1997    | 3000      | \$192,524  |

\*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    |
|------|-----------------|----------|-------------|--------|---------|
| 0210 | GARAGE U        | 2007     | \$15,840.00 | 880.00 | 22 x 40 |
| 0169 | FENCE/WOOD      | 2014     | \$600.00    | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT      | 2014     | \$2,900.00  | 1.00   | 0 x 0   |
| 0060 | CARPORT F       | 2019     | \$500.00    | 1.00   | 0 x 0   |
| 0070 | CARPORT UF      | 2019     | \$200.00    | 1.00   | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 2019     | \$500.00    | 1.00   | 0 x 0   |

## Land Breakdown

| Code | Desc      | Units     | Adjustments             | Eff Rate    | Land Value |
|------|-----------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 10.010 AC | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$80,080   |

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