

COLUMBIA COUNTY

Property Appraiser

Parcel 17-3S-16-02162-012

Owners

HICKEY JOHN J
HICKEY PEGGY LEE
P O BOX 3425
LAKE CITY, FL 32056

Parcel Summary

Location	327 NW CARR CT
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	19.5900
Section	17
Township	3S
Range	16
Subdivision	CARRS MINI
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NW COR OF E1/2 OF SEC, RUN E 171.12 FT, S 2027.66 FT, E 1171.21 FT, S 868.62 FT FOR A POB, RUN S 1540.29 FT, W 558.29 FT, N 1540 FT, E 550.66 FT TO POB. AKA LOTS 2 & 3, CARR'S MINI FARMS (UNREC).

ORB 461-269, 656-244, 742-283, 742-284, 743-2188, 787-1836, WD 1218-488, CORR WD 1218-2762

Working Values

	2025
Total Building	\$549,052



	2025
Total Extra Features	\$128,076
Total Market Land	\$137,130
Total Ag Land	\$5,205
Total Market	\$814,258
Total Assessed	\$370,912
Total Exempt	\$370,912
Total Taxable	\$0
SOH Diff	\$318,421

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$522,301	\$484,464	\$424,846	\$399,694	\$336,984	\$314,912
Total Extra Features	\$128,376	\$122,676	\$49,876	\$37,884	\$37,884	\$37,884
Total Market Land	\$127,335	\$127,335	\$88,155	\$87,314	\$87,312	\$87,312
Total Ag Land	\$5,112	\$5,112	\$5,112	\$4,926	\$4,498	\$4,461
Total Market	\$778,012	\$734,475	\$562,877	\$524,892	\$462,180	\$440,108
Total Assessed	\$360,512	\$344,627	\$262,505	\$254,822	\$250,944	\$245,366
Total Exempt	\$360,512	\$344,627	\$262,505	\$254,822	\$250,944	\$245,366
Total Taxable	\$0	\$0	\$0	\$0	\$0	\$0
SOH Diff	\$301,777	\$274,125	\$221,829	\$197,582	\$138,321	\$121,790

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1218/2762	2011-07-25	U	11	WARRANTY DEED	Improved	\$100	Grantor: JOHN J & PEGGY LEE HICKEY Grantee: JOHN J & PEGGY LEE HICKEY
WD 1218/0488	2011-07-14	U	11	WARRANTY DEED	Improved	\$100	Grantor: JOHN J HICKEY Grantee: JOHN J & PEGGY LEE HICKEY

Buildings

Building # 1, Section # 1, 332368, SFR

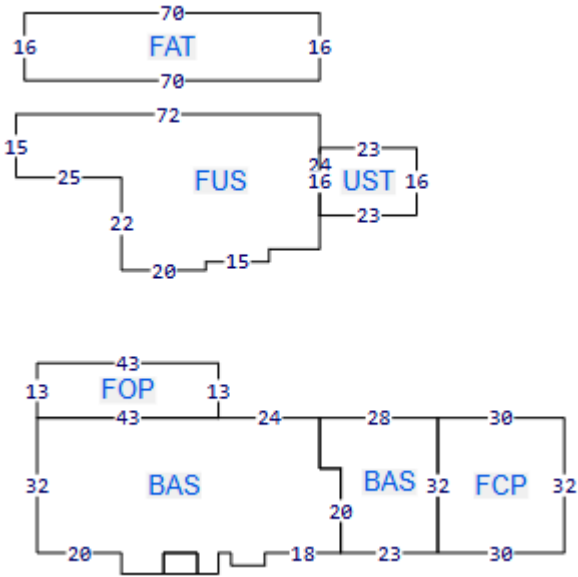
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	5163	8210	\$807,430	1992	1992	0.00%	32.00%	68.00%	\$549,052

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	12	CEDAR
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	11	CLAY TILE
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.50	
FR	Frame	01	NONE
STR	Stories	2.	2.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	796	100%	796
BAS	2,343	100%	2,343
FAT	1,120	20%	224
FCP	960	25%	240
FOP	40	30%	12
FOP	559	30%	168
FUS	2,024	100%	2,024
UST	368	45%	166



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	0	100%	\$2,000
0020	BARN,FR	50	22	1.00	\$0.00	0	100%	\$4,000

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0020	BARN,FR			1.00	\$0.00	0	100%	\$300
0040	BARN,POLE			1.00	\$0.00	0	100%	\$300
0258	PATIO	18	20	360.00	\$1.40	0	100%	\$504
0280	POOL R/CON	20	40	800.00	\$70.00	1998	40%	\$22,400
0166	CONC,PAVMT			1.00	\$0.00	1998	100%	\$5,500
0169	FENCE/WOOD			168.00	\$3.00	1998	100%	\$504
0282	POOL ENCL	28	56	2128.00	\$15.00	2005	40%	\$12,768
0252	LEAN-TO W/O FLOOR			1.00	\$2,000.00	2022	100%	\$2,000
0294	SHED WOOD/VINYL			1.00	\$400.00	2022	100%	\$400
9946	Well			1.00	\$4,000.00	2022	100%	\$4,000
0020	BARN,FR	170	40	1.00	\$68,000.00	2022	100%	\$68,000
0104	GENERATOR PERM			1.00	\$6,000.00	2023	90%	\$5,400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$7,000.00/AC	1.00	1.00	\$7,000
6200	PASTURE 3	A-1	.00	.00	18.59	\$280.00/AC	18.59	1.00	\$5,205
9910	MKT.VAL.AG	A-1	.00	.00	18.59	\$7,000.00/AC	18.59	1.00	\$130,130

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 2, 2023	000048244	COMMERCIAL	COMPLETED	Solar Power System
Jun 5, 2023	000047363	COMMERCIAL	COMPLETED	Solar Power System
Apr 23, 2023	000046968	ELECTRICAL	COMPLETED	Electrical Service
Aug 23, 2021	000042588	REROOF SFR	COMPLETED	Roof Replacement or Repair
	13815	POOL	COMPLETED	POOL

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 20, 2025.

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