HOME

Columbia County Property Appraiser

Jeff Hampton
updated: 9/14/2023

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Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Retrieve Tax Record | 2023 TRIM (pdf) | Property Card | Parcel List Generator | **Show on GIS Map** | Print

Parcel: << **31-3S-16-02411-110 (9487)** >>

Owner & Property Info

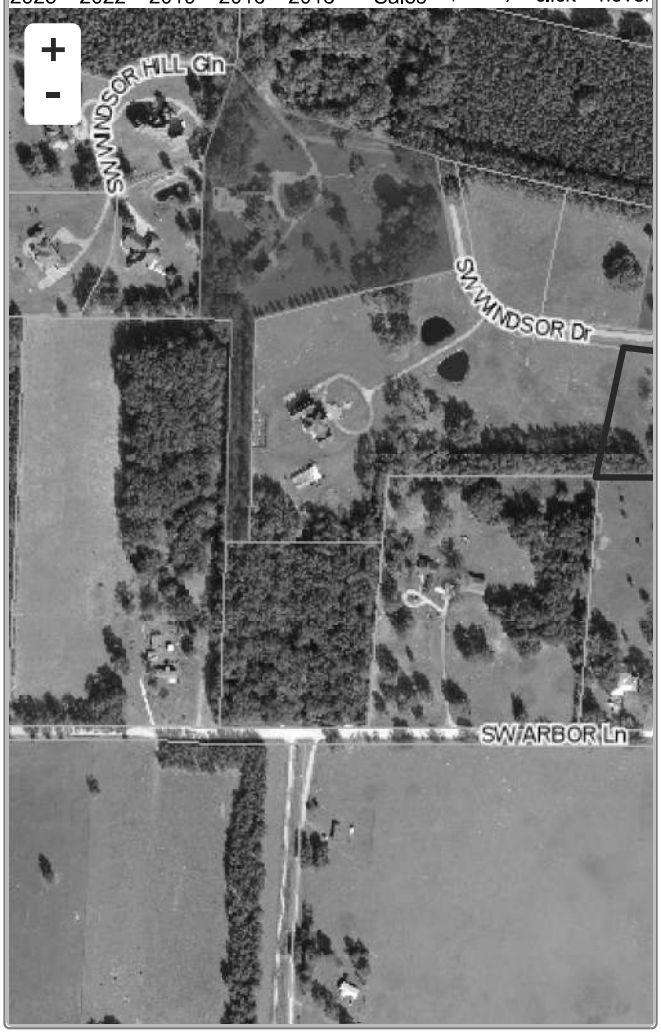
Result: 1 of 1

Owner	**PATEL SUNIL** **PATEL PRAVINA** 518 SW WINDSOR DR LAKE CITY, FL 32024		
Site	518 SW WINDSOR DR, LAKE CITY		
Description*	LOT 10 HILLS OF WINDSOR S/D. WD 1027-841, WD 1083-2494,		
Area	3.04 AC	S/T/R	31-3S-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.

Aerial Viewer | Pictometery | Google Maps

2023 2022 2019 2016 2013 Sales (zoom parcel) click hover



Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	$40,000	Mkt Land	$40,000
Ag Land	$0	Ag Land	$0
Building	$635,827	Building	$693,096
XFOB	$39,002	XFOB	$43,640
Just	$714,829	Just	$776,736
Class	$0	Class	$0
Appraised	$714,829	Appraised	$776,736
SOH Cap [?]	$147,489	SOH Cap [?]	$192,376
Assessed	$567,340	Assessed	$584,360
Exempt	HX HB $50,000	Exempt	HX HB $50,000
Total Taxable	county:$517,340 city:$0 other:$0 school:$542,340	Total Taxable	county:$534,360 city:$0 other:$0 school:$559,360

Sales History

Show Similar Sales within 1/2 mile | Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/2/2006	$175,000	1083/2494	WD	V	Q	
9/15/2004	$65,000	1027/0841	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2009	5909	8054	$693,096

*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,PAVMT	2009	$9,983.00	3993.00	0 x 0
0280	POOL R/CON	2010	$19,891.00	384.00	12 x 32
0166	CONC,PAVMT	2010	$2,480.00	1102.00	0 x 0

LOT 10 HILLS OF WINDSOR S/D.

WD 1027-841, WD 1083-2494,

PATEL SUNIL/PATEL PRAVINA
518 SW WINDSOR DR
LAKE CITY, FL 32024

2023

31-3S-16-02411-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

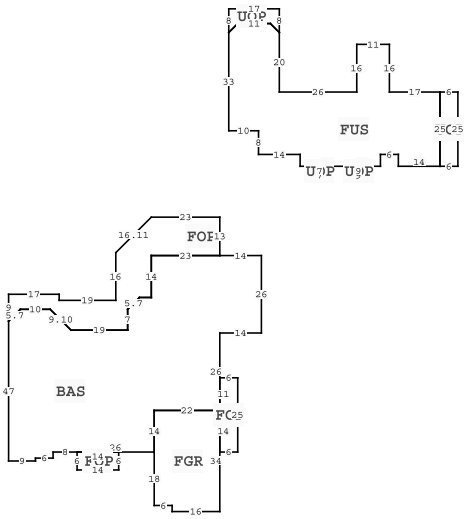
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,776	100	3,776	390,209
FGR	736	55	405	41,852
FOP	84	30	25	2,584
FOP	150	30	45	4,651
FOP	883	30	265	27,385
FUS	2,133	100	2,133	220,422
UOP	21	20	4	414
UOP	27	20	5	517
UOP	94	20	19	1,963
UOP	150	20	30	3,100
TOTALS	8,054		6,707	693,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,707	128.5350	123.39	827,577	2009	2009	0	0	0	16.25	83.75

1 SINGLE FAM - 100% - 2010 Heated Area: 5909 HX Base Yr 2010



518 SW WINDSOR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		693,096
TOTAL MARKET OB/XF VALUE		43,640
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		776,736
SOH/AGL Deduction		192,376
ASSESSED VALUE		584,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		534,360
TOTAL JUST VALUE		776,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28915	POOL ENCL	125	10/06/2010
28554	POOL	260	05/11/2010
25944	SFR	1,607	06/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/2494	5/02/2006	WD	Q	V		175,000
GRANTOR: RALPH FENIMORE						
GRANTEE: SUNIL & PRAVINA PAT						
1027/0841	9/15/2004	WD	Q	V		65,000
GRANTOR: JORDAN ET AL						
GRANTEE: RALPH FENIMORE						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	3,993.00	UT	2.50	2.50	100	2009	2009	3	100	9,983	
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2010	2010	3	74	19,891	
3	0166	CONC,PAVMT	0	100	0	0	1,102.00	UT	2.25	2.25	100	2010	2010	3	100	2,480	
4	0282	POOL ENCL	0	100	0	0	2,508.00	UT	15.00	15.00	30	2010	2010	3	30	11,286	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N13 W23 D12 L12 S16 W19 N2 W17 S9 R4 U4 E10 D7 R7 E19 N7 R4 U4 E4 N14 E23$ W23 S14 W4 D4 L4 S7 W19 L7 U7 W10 D4 L4 S47 E9 N1 E6 N2 E8 FOP= S6 E14 N6 W14$ E26 FGR= S18 E6 S2 E16 N34 W22 S14$ N14 E22 FOP= S14 E6 N25 W6 S11$ N26 E14 N26$ PTR= N30 E60 UOP= E6 N25 W6 S25$ FUS= N25 W17N16 W11 S16 W26 N20 UOP= N8W17 S8 R3 U3 E11 D3 R3 $ L3 U3 W11 D3 L3 S33 E10 S8 E14 S4 E3 UOP= S3 E7 N3 W7$E12 UOP= S3 E9 N3 W9$ E12 N4 E6 S4 E14$ S30 W60$.

LAND DESCRIPTION

TOTAL OB/XF 43,640

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 09/13/2018 **BY** KRBC Total Acres: 3.04 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 **PRINTED 09/13/2023 BY SYS**