

## Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 7/20/2020

Parcel: &lt;&lt; 23-4S-16-03095-118 &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	THAMES KENNETH J & HAZEL W THAMES 483 SW GERALD CONNER DR LAKE CITY, FL 32024		
Site	483 GERALD CONNER DR, LAKE CITY		
Description*	LOT 18 CANNON CREEK PLACE UNIT 2. WD 1260-301, WD 1374-2249,		
Area	0.51 AC	S/T/R	24-4S-16E
Use Code**	SINGLE FAM (000100)	Tax District	2

\*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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$13,000	Mkt Land (1)	\$18,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$138,445	Building (1)	\$150,177
XFOB (1)	\$2,100	XFOB (2)	\$3,100
Just	\$153,545	Just	\$171,277
Class	\$0	Class	\$0
Appraised	\$153,545	Appraised	\$171,277
SOH Cap [?]	\$0	SOH Cap [?]	\$13,200
Assessed	\$153,545	Assessed	\$158,077
Exempt	HX H3 OTHER \$100,000	Exempt	HX H3 OTHER \$100,000
Total Taxable	county:\$53,545 city:\$103,545 other:\$103,545 school:\$128,545	Total Taxable	county:\$58,077 city:\$108,077 other:\$108,077 school:\$133,077

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/20/2018	\$165,000	1374/2249	WD	I	Q	01
8/16/2013	\$31,500	1260/0301	WD	V	Q	05 (Multi-Parcel Sale) - show

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2018	1508	2212	\$150,177

\*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	Condition (% Good)
0166	CONC,PAVMT	2018	\$2,100.00	840.000	0 x 0 x 0	(000.00)
0296	SHED METAL	2019	\$1,000.00	1.000	0 x 0 x 0	(000.00)

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	1.000 LT - (0.510 AC)	1.00/1.00 1.00/1.00	\$18,000	\$18,000

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