

# Columbia County Property Appraiser

Jeff Hampton

**2020 Working Values**

updated: 6/5/2020

Parcel: << **25-7S-16-04321-020** >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

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Owner	<b>MCLEOD MICHAEL A</b> P O BOX 1892 HIGH SPRINGS, FL 326551892		
Site			
Description*	W1/2 OF E1/2 OF SW1/4 OF SE1/4 (AKA TRACT 46 RUM ISLAND RANCHES UNREC) ORB 492-161, DC L MILLER 945-2048, 945-2049 WD 1410-2400,		
Area	10 AC	S/T/R	25-7S-16
Use Code**	MISC RES (000700)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$44,617	Mkt Land (1)	\$44,617
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (1)	\$10,800	XFOB (1)	\$10,800
Just	\$55,417	Just	\$55,417
Class	\$0	Class	\$0
Appraised	\$55,417	Appraised	\$55,417
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$55,417	Assessed	\$55,417
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$55,417 city:\$55,417 other:\$55,417 school:\$55,417	Total Taxable	county:\$55,417 city:\$55,417 other:\$55,417 school:\$55,417



## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/30/2020	\$75,000	1410/2400	WD	V	Q	01
1/18/2002	\$29,900	945/2049	WD	V	Q	
5/1/1982	\$25,000	479/0110	WD	V	Q	

## ▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

## ▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0030	BARN,MT	2010	\$10,800.00	1200.000	30 x 40 x 0	(000.00)

▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000700	MISC RES (MKT)	10.000 AC	1.00/1.00 1.00/1.00	\$4,462	\$44,617

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