

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 6/23/2022

Parcel: << **34-3S-16-02462-219 (10159)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>NI HENG JI JUSTIN</b> 4481 NW WISTERIA DR LAKE CITY, FL 32055-4803		
Site	4481 NW WISTERIA Dr, LAKE CITY		
Description*	LOT 19 OAK MEADOW PLANTATION UNIT 2. ORB 816-2412-2423, WD 1031-1381, CT 1282-798, SWD 1302-2704,		
Area	0.5 AC	S/T/R	34-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*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

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$248,559	Building	\$291,261
XFOB	\$6,764	XFOB	\$6,764
Just	\$273,323	Just	\$320,025
Class	\$0	Class	\$0
Appraised	\$273,323	Appraised	\$320,025
SOH Cap [?]	\$33,088	SOH Cap [?]	\$72,583
Assessed	\$240,235	Assessed	\$247,442
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$190,235 city:\$190,235 other:\$0 school:\$215,235	Total Taxable	county:\$197,442 city:\$197,442 other:\$0 school:\$222,442



## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/15/2015	\$210,000	<a href="#">1302/2704</a>	WD	I	U	18
9/29/2014	\$0	<a href="#">1282/0798</a>	CT	I	U	18
11/18/2004	\$31,500	<a href="#">1031/1381</a>	WD	V	Q	

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	2005	2946	3786	\$291,261

\*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
0296	SHED METAL	2005	\$504.00	72.00	6 x 12
0169	FENCE/WOOD	2005	\$2,760.00	276.00	0 x 0
0166	CONC,PAVMT	2005	\$3,500.00	1400.00	14 x 100

## ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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0100

SFR (MKT)

1.000 LT (0.500 AC)

1.0000/1.0000 1.0000/ /

\$22,000 /LT

\$22,000

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