

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/14/2023

Parcel: << 35-3S-17-07320-000 (27707) >>

Owner & Property Info

Owner	BROWN BRUCE E BROWN TOMI J 959 SE ROSSI RD LAKE CITY, FL 32025		
Site	3227 E US HIGHWAY 90, LAKE CITY		
Description*	COMM INTERS N R/W US-90 & W LINE OF SE1/4 OF NW1/4, RUN E ALONG R/W 669.62 FT FOR POB, RUN N 176 FT, W 15 FT, N 36 FT, E 15 FT, N 322.75 FT, E 158 FT, S 515 FT, W 157.88 FT TO POB. 421-446, LE 1115-2207, DC 1268-2385, WD 1481-269		
Area	1.88 AC	S/T/R	35-3S-17
Use Code**	SFRES/MOBILE HOME (0102)	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 & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$35,720	Mkt Land	\$35,720
Ag Land	\$0	Ag Land	\$0
Building	\$40,407	Building	\$47,076
XFOB	\$3,900	XFOB	\$5,650
Just	\$80,027	Just	\$88,446
Class	\$0	Class	\$0
Appraised	\$80,027	Appraised	\$88,446
SOH Cap [?]	\$0	SOH Cap [?]	\$416
Assessed	\$80,027	Assessed	\$88,446
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$80,027 city:\$0 other:\$0 school:\$80,027	Total Taxable	county:\$88,030 city:\$0 other:\$0 school:\$88,446

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/13/2022	\$100	1481/0269	WD	I	U	11
7/11/2006	\$100	1115/2207	QC	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1065	1200	\$31,405
Sketch	MOBILE HME (0800)	1972	408	408	\$3,509
Sketch	SINGLE FAM (0100)	1960	476	476	\$12,162

*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
0031	BARN,MT AE	0	\$750.00	1.00	0 x 0
0070	CARPORT UF	0	\$750.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$550.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0140	CLFENCE 6	2017	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$19,000 /AC	\$19,000
0102	SFR/MH (MKT)	0.880 AC	1.0000/1.0000 1.0000/ /	\$19,000 /AC	\$16,720