

**Columbia County Property Appraiser**

Jeff Hampton

**2021 Working Values**

updated: 7/15/2021

Parcel: << **28-3S-16-02365-006 (8848)** >>**Owner & Property Info**

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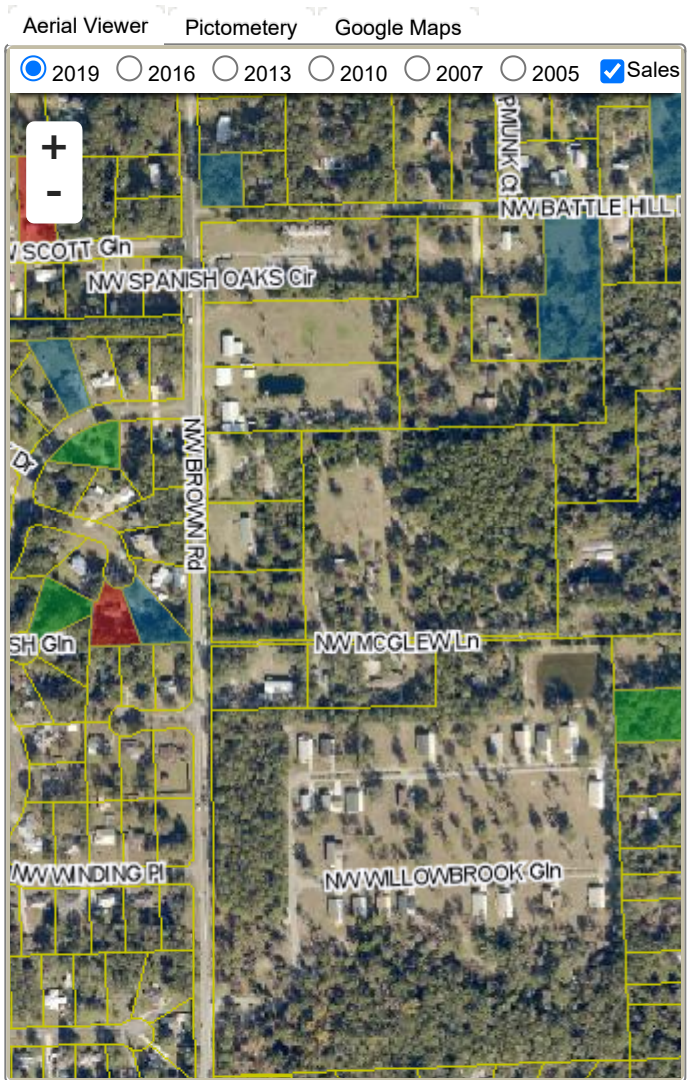
|              |                                                                                                |              |          |
|--------------|------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>LEONARD PATRICIA A</b><br>1114 NW TURNER AVE<br>LAKE CITY, FL 32055                         |              |          |
| Site         | 1114 NW TURNER AVE, LAKE CITY                                                                  |              |          |
| Description* | S1/2 OF N1/2 OF SE1/4 OF SE1/4 OF NE1/4. ORB<br>502-19,825-1353, 834-728,907-1183,WD 1193-1514 |              |          |
| Area         | 2.5 AC                                                                                         | S/T/R        | 28-3S-16 |
| Use Code**   | SINGLE FAMILY (0100)                                                                           | 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**

| 2020 Certified Values |                                                                       | 2021 Working Values |                                                             |
|-----------------------|-----------------------------------------------------------------------|---------------------|-------------------------------------------------------------|
| Mkt Land              | \$19,829                                                              | Mkt Land            | \$20,000                                                    |
| Ag Land               | \$0                                                                   | Ag Land             | \$0                                                         |
| Building              | \$68,186                                                              | Building            | \$74,594                                                    |
| XFOB                  | \$3,525                                                               | XFOB                | \$3,525                                                     |
| Just                  | \$91,540                                                              | Just                | \$98,119                                                    |
| Class                 | \$0                                                                   | Class               | \$0                                                         |
| Appraised             | \$91,540                                                              | Appraised           | \$98,119                                                    |
| SOH Cap [?]           | \$33,526                                                              | SOH Cap [?]         | \$39,293                                                    |
| Assessed              | \$58,014                                                              | Assessed            | \$58,826                                                    |
| Exempt                | HX H3 \$33,014                                                        | Exempt              | HX HB \$33,826                                              |
| Total Taxable         | county:\$25,000<br>city:\$25,000<br>other:\$25,000<br>school:\$33,014 | Total Taxable       | county:\$25,000<br>city:\$0<br>other:\$0<br>school:\$33,826 |

**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 4/28/2010 | \$88,000   | 1193/1514 | WD   | I   | Q                     | 01    |
| 7/28/2000 | \$130,000  | 0907/1183 | WD   | I   | Q                     |       |
| 1/27/1997 | \$130,000  | 0834/0728 | WD   | I   | Q                     |       |
| 7/22/1996 | \$75,000   | 0825/1353 | WD   | I   | U                     | 03    |

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1976     | 2340    | 3256      | \$74,594   |

\*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      | 0        | \$475.00   | 1.00  | 0 x 0   |
| 0190 | FPLC PF         | 0        | \$1,200.00 | 1.00  | 0 x 0   |
| 0021 | BARN,FR AE      | 0        | \$500.00   | 1.00  | 0 x 0   |
| 0261 | PRCH, UOP       | 0        | \$200.00   | 1.00  | 26 x 22 |
| 0294 | SHED WOOD/VINYL | 0        | \$600.00   | 1.00  | 29 x 23 |

|      |                   |      |          |      |        |
|------|-------------------|------|----------|------|--------|
| 0294 | SHED WOOD/VINYL   | 0    | \$150.00 | 1.00 | 21 x 9 |
| 0252 | LEAN-TO W/O FLOOR | 2017 | \$100.00 | 1.00 | 0 x 0  |
| 0252 | LEAN-TO W/O FLOOR | 2017 | \$100.00 | 1.00 | 0 x 0  |
| 0252 | LEAN-TO W/O FLOOR | 2017 | \$100.00 | 1.00 | 0 x 0  |
| 0252 | LEAN-TO W/O FLOOR | 2017 | \$100.00 | 1.00 | 0 x 0  |

| Land Breakdown |           |          |                         |             |            |
|----------------|-----------|----------|-------------------------|-------------|------------|
| Code           | Desc      | Units    | Adjustments             | Eff Rate    | Land Value |
| 0100           | SFR (MKT) | 2.500 AC | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$20,000   |

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