

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: << **16-5S-17-09270-001** >>

Owner & Property Info

Result: 2 of 2

Owner	HENDERSON MICHAEL L & JANET J 1061 SW ENGLISH ST LAKE CITY, FL 320253666		
Site	1061 ENGLISH ST, LAKE CITY		
Description*	LOT 3: COMM NW COR OF SE1/4, E 1323.12 FT, S 808.03 FT FOR POB, CONT S 521.53 FT, S 183.18 FT TO N R/W OF ENGLISH RD, SW 696 FT, N 289.89 FT, N 520.60 FT, E 661.43 FT TO POB & LOT 4: COMM NW COR OF SE1/4, E 661.56 FT FOR POB, CONT E 661.56 FT, S 808.03 FT, ...more>>>		
Area	25.37 AC	S/T/R	16-5S-17
Use Code**	IMPROVED A (005000)	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

2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$2,785	Mkt Land (1)	\$2,785
Ag Land (1)	\$5,897	Ag Land (1)	\$5,897
Building (1)	\$179,667	Building (1)	\$177,303
XFOB (8)	\$10,150	XFOB (8)	\$10,150
Just	\$278,461	Just	\$276,097
Class	\$198,499	Class	\$196,135
Appraised	\$198,499	Appraised	\$196,135
SOH Cap [?]	\$51,020	SOH Cap [?]	\$44,409
Assessed	\$147,479	Assessed	\$151,726
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$97,479 city:\$97,479 other:\$97,479 school:\$122,479	Total Taxable	county:\$101,726 city:\$101,726 other:\$101,726 school:\$126,726



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/25/2019	\$4,500	1377/0836	WD	V	Q	03
7/25/2011	\$94,000	1218/1254	WD	V	Q	01
3/4/2008	\$175,000	1144/2312	WD	V	Q	
12/29/1991	\$0	754/1734	WD	V	U	02 (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)	2015	1780	3328	\$177,303

*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	Condition (% Good)
0040	BARN,POLE	2015	\$2,970.00	1188.000	33 x 36 x 0	(000.00)
0040	BARN,POLE	2015	\$1,800.00	720.000	32 x 60 x 0	(000.00)

0040	BARN,POLE	2015	\$480.00	192.000	12 x 16 x 0	(000.00)
0070	CARPORT UF	2017	\$2,400.00	1.000	0 x 0 x 0	(000.00)
0020	BARN,FR	2017	\$100.00	1.000	0 x 0 x 0	(000.00)

▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
006200	PASTURE 3 (AG)	24.370 AC	1.00/1.00 1.00/1.00	\$242	\$5,897
009910	MKT.VAL.AG (MKT)	24.370 AC	1.00/1.00 1.15/1.00	\$0	\$85,859
000100	SFR (MKT)	1.000 AC	1.00/1.00 1.00/1.00	\$2,785	\$2,785

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