

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/8/2024

Parcel: 01-5S-16-03401-002 (16639)

Owner & Property Info

Result: 8 of 9

Owner	VILLAR ORESTE VILLAR CATHERINE 494 SW BLAYLOCK CT LAKE CITY, FL 32024		
Site	494 SW BLAYLOCK CT, LAKE CITY		
Description*	BEG SW COR OF E1/2 OF SW1/4 OF SE1/4, RUN N 1137.93 FT, E 575.94 FT TO W R/W OF A PRIVATE RD, S 815.95 FT, CONT SWLY ALONG CURVE 312.98 FT, W 119.25 FT, SWLY 272.26 FT, W 33.39 FT TO POB. (AKA LOT 2 RIVERS MANOR UNIT 2 UNREC) CD 773-1613, WD 925-2984, W ...more>>>		
Area	13.47 AC	S/T/R	01-5S-16
Use Code**	SFRES/MOBILE HOME (0102)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$87,555	Mkt Land	\$87,555
Ag Land	\$0	Ag Land	\$0
Building	\$699,086	Building	\$757,851
XFOB	\$87,922	XFOB	\$86,443
Just	\$874,563	Just	\$931,849
Class	\$0	Class	\$0
Appraised	\$874,563	Appraised	\$931,849
SOH/10% Cap	\$255,974	SOH/10% Cap	\$0
Assessed	\$646,366	Assessed	\$931,849
Exempt	HX HB	Exempt	\$0
Total Taxable	county:\$568,589 city:\$0 other:\$0 school:\$621,366	Total Taxable	county:\$931,849 city:\$0 other:\$0 school:\$931,849

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/28/2023	\$1,067,000	1489 / 1173	WD	I	Q	01
4/30/2001	\$29,000	925 / 2984	WD	I	U	01
4/1/1993	\$36,900	773 / 1612	CD	V	U	13
4/17/1991	\$0	751 / 1149	QC	V	U	01
4/17/1990	\$29,000	740 / 221	CD	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	4210	10090	\$693,892
Sketch	MANUF 1 (0201)	2000	1176	1326	\$63,959

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	2002	\$1,480.00	740.00	37 x 20
0166	CONC.PAVMT	2002	\$1,680.00	840.00	14 x 60
9947	Septic		\$3,000.00	1.00	0 x 0
0280	POOL R/CON	2006	\$28,582.00	704.00	16 x 44
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2009	\$2,112.00	192.00	12 x 16
0294	SHED WOOD/VINYL	2009	\$2,904.00	264.00	12 x 22
0294	SHED WOOD/VINYL	2009	\$2,904.00	264.00	12 x 22
0166	CONC.PAVMT	2009	\$31,205.00	13869.00	0 x 0
0260	PAVEMENT-ASPHALT	2009	\$50.00	1.00	0 x 0
0258	PATIO	2009	\$5,526.00	2456.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12.470 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$81,055
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$6,500

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