

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 3/17/2022

Parcel: << **13-4S-16-02951-104 (13448)** >>**Owner & Property Info**

Result: 1 of 1

Owner	CADMUS DON CADMUS LESLIE 192 SW BEACON WAY LAKE CITY, FL 32025		
Site	192 SW BEACON Way, LAKE CITY		
Description*	LOT 4 AMELIA LANDING PHASE 1. WD 1407-1882,		
Area	0.5 AC	S/T/R	13-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

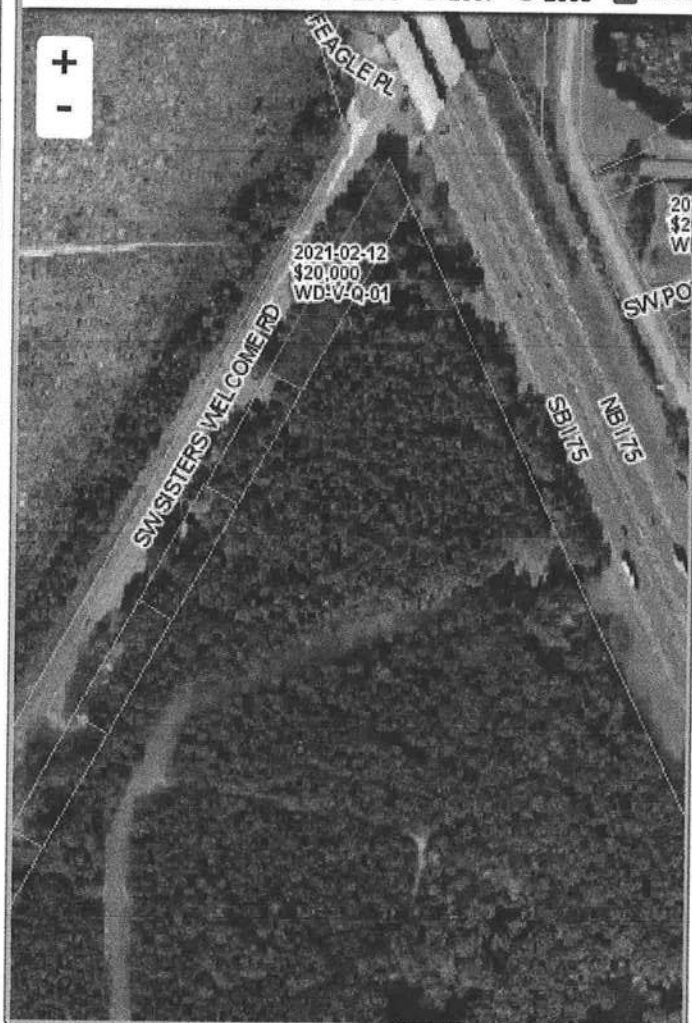
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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**

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$147,805	Building	\$156,753
XFOB	\$1,757	XFOB	\$1,757
Just	\$167,562	Just	\$176,510
Class	\$0	Class	\$0
Appraised	\$167,562	Appraised	\$176,510
SOH Cap [?]	\$0	SOH Cap [?]	\$26,754
Assessed	\$145,394	Assessed	\$149,756
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total	county:\$90,394 city:\$0 other:\$0	Total	county:\$94,756 city:\$0 other:\$0
Taxable	school:\$115,394	Taxable	school:\$119,756

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/6/2020	\$206,100	1407/1882	WD	I	Q	01

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2020	1372	2111	\$156,753

\*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	2020	\$1,757.00	781.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000//	\$18,000 /LT	\$18,000

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