

Columbia County Property Appraiser

CAMA updated 1/24/2014

2013 Tax Year

Parcel: 08-6S-17-09626-104

<< Next Lower Parcel Next Higher Parcel >>

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

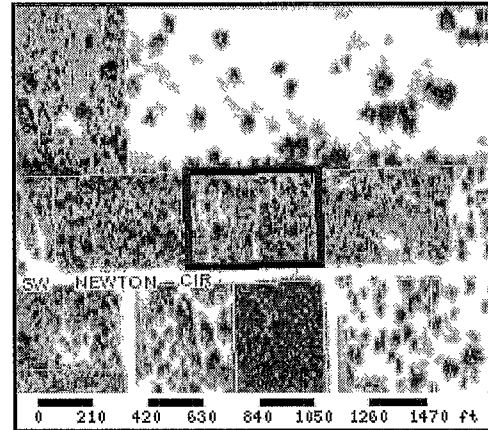
Interactive GIS Map

Print

Search Result 1 of 1

Owner & Property Info

Owner's Name	SMITH MATTHEW LUCAS		
Mailing Address	C/O ELBERT SNIPES POST OFFICE BOX 03 LAUREL HILLS, FL 32567		
Site Address	415 SW NEWTON CIR		
Use Desc. (code)	VACANT (000000)		
Tax District	3 (County)	Neighborhood	8617
Land Area	4 020 ACRES	Market Area	02
Description	NOTE This description is not to be used as the Legal Description for this parcel in any legal transaction		
LOT 4 TUSTENUGGEE HILLS S/D ORB 697-633 749-1284 768-1924 772-054 785-2099, WD 1125-212			



Property & Assessment Values

2013 Certified Values		
Mkt Land Value	cnt. (0)	\$28,058.00
Ag Land Value	cnt. (2)	\$0.00
Building Value	cnt. (0)	\$0.00
XFOB Value	cnt. (0)	\$0.00
Total Appraised Value		\$28,058.00
Just Value		\$28,058.00
Class Value		\$0.00
Assessed Value		\$28,058.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$28,058 Other: \$28,058 Schl: \$28,058	

2014 Working Values

NOTE:

2014 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes

Show Working Values

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/6/2007	1125/212	WD	V	U	04	\$13,000.00
1/28/1994	785/2099	AS	V	U	13	\$12,056.00
2/1/1993	772/54	AS	V	U	13	\$6,300.00
3/16/1992	768/1924	AG	V	U	13	\$12,995.00
7/22/1991	749/1284	QC	V	U	12	\$0.00
5/12/1989	697/633	AG	V	Q		\$11,495.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

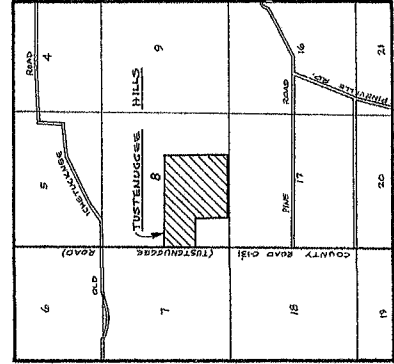
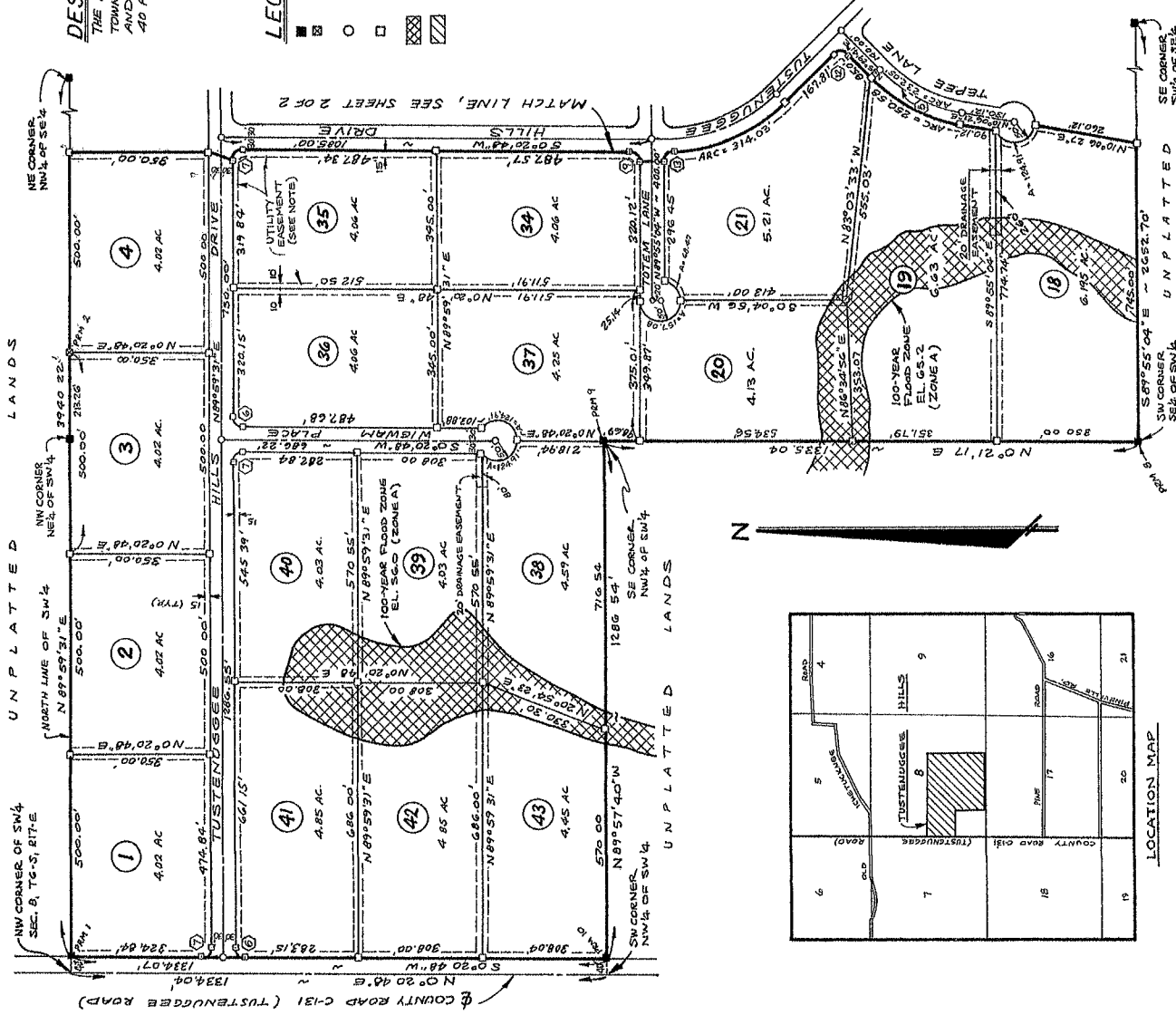
PREPARED BY
W.C. HALE & ASSOCIATES, INC.
925 EAST BAY AVE
P.O. BOX 1141
LAKE CITY, FLA. 32055
PHONE (904) 752-5640

TUSTENUGGEE HILLS

A SUBDIVISION IN
THE S1/2 OF SECTION 8, T6-S, R17-E
COLUMBIA COUNTY, FLORIDA

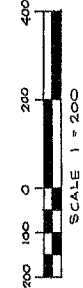
PLAT BOOK 5, PAGE 140

SHEET 1 OF 2



DESCRIPTION

THE NW1/4 OF SW1/4, THE E1/2 OF SW1/4 AND THE W1/2 OF SE1/4, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA LESS AND EXCEPT RIGHT OF WAY FOR COUNTY ROAD NO C-131, ALONG THE WEST 40 FEET OF THE NW1/4 OF SW1/4



NO.	RADIUS	DELTA	ARC
1	250.00	90°22'44"	204.35'
2	230.00	89°13'41"	360.12
3	250.00	45°24'45"	198.32
4	401.48'	44°51'07"	314.26
5	375.72	35°23'14"	232.05
6	25.00	89°33'43"	39.12
7	25.00	90°21'17"	39.42
8	25.00	90°15'52"	39.39
9	25.00	89°44'08"	39.15
10	25.00	89°42'31"	39.14
11	25.00	90°17'29"	39.40
12	25.00	90°10'08"	39.27
13	25.00	87°05'34"	38.00
14	25.00	13°04'50"	40.94

LEGEND

- 4"x4" CONC. MON. FOUND
- PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONC. MON. SET)
- PERMANENT CONTRAD. POINT
- 4"x4" CONC. MON. SET AT EACH LOT CORNER
- 100-YR. FLOOD ZONE FROM ROAD ZONE MAP
- 100-YR. FLOOD ZONE CALCULATED BY ENR.

NOTES

- PRELIMINARY PLAN APPROVED BY BOARD OF COLUMBIA COUNTY COMMISSIONERS ON OCTOBER 20, 1988
- ERROR OF CLOSURE IS 1 1/8" 0.008
- TOTAL AREA IN SUBDIVISION IS 202.14 ACRES, MORE OR LESS
- BEARINGS PROJECTED FROM CENTERLINE OF COUNTY ROAD C-131 AS PER D.O.T. RIGHT-OF-WAY MAP
- THE 100-YEAR FLOOD ZONE LIMITS DETERMINED BY HILL, BARRING & ASSOC., INC., ENGINEERS AND FLOOD INSURANCE RATE MAP (120070 0225 B). ELEVATIONS DETERMINED BY HILL, BARRING & ASSOC., INC.
- UTILITY EASEMENTS ARE AS FOLLOWS:
ALONG ROADS - 15 FEET
ALONG SIDE LOT LINES - 10 FEET EACH SIDE

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HOMEOWNERS ASSOCIATION NOTE
THE STREETS, EASEMENTS, DRAINAGE IMPROVEMENTS AND COMMON AREAS, IF ANY, ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY, FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF SUCH IMPROVEMENTS.

COUNTY ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT

DATE _____ COUNTY ENGINEER _____