

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 9/2/2021

Parcel: << **35-5S-17-09515-002 (34895)** >>

## Owner & Property Info

Result: 9 of 14

|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | RYALS VALERIE W & CHRIS P<br>RYALS CHRIS<br>709 SE ORMOND WITT ROAD<br>LAKE CITY, FL 32025 |              |          |
| Site         | 709 SE ORMOND WITT Rd, LAKE CITY   |              |          |
| Description* | S 315 FT OF N 630 FT OF NW1/4 NE1/4. 389-57, 1003-1131,                                    |              |          |
| Area         | 9.5 AC   | S/T/R        | 35-5S-17 |
| Use Code**   | IMPROVED AG (5000)   | 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              | \$5,704   | Mkt Land            | \$5,750   |
| Ag Land               | \$2,057   | Ag Land             | \$2,252   |
| Building              | \$112,152   | Building            | \$122,661   |
| XFOB                  | \$2,000   | XFOB                | \$2,000   |
| Just                  | \$157,715   | Just                | \$168,270   |
| Class                 | \$121,913   | Class               | \$132,663   |
| Appraised             | \$121,913   | Appraised           | \$132,663   |
| SOH Cap [?]           | \$18,044  | SOH Cap [?]         | \$27,174  |
| Assessed              | \$103,869   | Assessed            | \$105,489   |
| Exempt                | HX H3 \$50,000  | Exempt              | HX HB \$50,000  |
| Total Taxable         | county:\$53,869<br>city:\$53,869<br>other:\$53,869<br>school:\$78,869 | Total Taxable       | county:\$55,489<br>city:\$0<br>other:\$0<br>school:\$80,489 |

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 |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 12/30/2003 | \$100      | 1003/1131 | WD   | V   | U                     | 01    |

## Building Characteristics

X-21-090

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1980     | 1970    | 3562      | \$122,661  |

\*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    |
|------|------------|----------|------------|-------|---------|
| 0190 | FPLC PF    | 0        | \$1,200.00 | 1.00  | 0 x 0   |
| 0166 | CONC,PAVMT | 0        | \$400.00   | 1.00  | 10 x 10 |
| 0296 | SHED METAL | 0        | \$400.00   | 1.00  | 10 x 10 |

## Land Breakdown

| Code | Desc           | Units    | Adjustments             | Eff Rate    | Land Value |
|------|----------------|----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)      | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$4,500 /AC | \$4,500    |
| 6200 | PASTURE 3 (AG) | 8.500 AC | 1.0000/1.0000 1.0000/ / | \$265 /AC   | \$2,252    |

7.13.21

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