

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/25/2021

Parcel: << **18-3S-16-02176-001 (7285)** >>

Owner & Property Info

Result: 1 of 17

Owner	BAUGHMAN RAMSEY G & AMBER R BAUGHMAN AMBER R 691 NW JEAN CT LAKE CITY, FL 32055		
Site	691 JEAN CT, LAKE CITY		
Description*	COMM NE COR, RUN W 677.90 FT, S 2343.85 FT, W 141.49 FT FOR POB, CONT W 480.55 FT, N 468 FT, E 480.55 FT, S 468 FT TO POB EX ANY LANDS LYING W OF AGR BNDRY LINE IN ORB 807-684 ALSO DESC AS: COMM NE COR OF SEC, W 1239.51 FT TO AGR UPON BNDRY LINE, S 1886.98 ...more>>>		
Area	58.92 AC	S/T/R	18-3S-16
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	\$10,765	Mkt Land	\$10,767
Ag Land	\$13,333	Ag Land	\$13,333
Building	\$197,607	Building	\$194,720
XFOB	\$16,868	XFOB	\$16,868
Just	\$303,585	Just	\$300,700
Class	\$238,573	Class	\$235,688
Appraised	\$238,573	Appraised	\$235,688
SOH Cap [?]	\$15,912	SOH Cap [?]	\$6,864
Assessed	\$222,661	Assessed	\$228,824
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$172,661 city:\$172,661 other:\$172,661 school:\$197,661	Total Taxable	county:\$178,824 city:\$0 other:\$0 school:\$203,824

Aerial Viewer Pictometry Google Maps



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/30/2015	\$140,000	1288/1721	WD	V	Q	05 (Multi-Parcel Sale) - show
1/30/2015	\$235,000	1288/1695	WD	I	Q	01
2/28/1995	\$32,000	0802/1156	WD	V	U	35

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	3146	4715	\$194,720

*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
0170	FPLC 2STRY	1996	\$2,750.00	1.00	0 x 0
0166	CONC,PAVMT	1996	\$2,492.00	1661.00	0 x 0

0296	SHED METAL	2014	\$5,000.00	1.00	18 x 30
0296	SHED METAL	2014	\$2,500.00	1.00	18 x 26
0252	LEAN-TO W/O FLOOR	2014	\$936.00	624.00	12 x 26
0040	BARN,POLE	2014	\$360.00	144.00	12 x 12
0040	BARN,POLE	2014	\$330.00	132.00	11 x 12
0070	CARPORT UF	2014	\$1,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2018	\$500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$500.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.920 AC	1.0000/1.0000 1.0000/ /	\$2,339 /AC	\$6,829
9540	LAKE BOTTOM (MKT)	22.500 AC	1.0000/1.0000 1.0000/ /	\$175 /AC	\$3,938
5500	TIMBER 2 (AG)	33.500 AC	1.0000/1.0000 1.0000/ /	\$398 /AC	\$13,333
9910	MKT.VAL.AG (MKT)	33.500 AC	1.0000/1.0000 1.0000/ /	\$2,339 /AC	\$78,345

Search Result: 1 of 17