

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/23/2024

Parcel: 28-2S-16-01771-103 (5633)

Owner & Property Info

Result: 1 of 1

Owner	GRAHAM DOUGLAS W GRAHAM KIM S P O BOX 198 WHITE SPRINGS, FL 32096		
Site	612 NW BAUGHN ST, LAKE CITY		
Description	LOT 3 BLOCK A COUNTRY LANE ESTATES S/D. ORB 816-2458, 816-2459,		
Area	5.01 AC	S/T/R	28-2S-16
Use Code	SINGLE FAMILY (0100)	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	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$201,553	Building	\$211,280
XFOB	\$7,050	XFOB	\$7,050
Just	\$248,603	Just	\$258,330
Class	\$0	Class	\$0
Appraised	\$248,603	Appraised	\$258,330
SOH Cap [?]	\$88,198	SOH Cap [?]	\$93,113
Assessed	\$160,405	Assessed	\$165,217
Exempt	HX HB VX \$55,000	Exempt	HX HB VX 13 \$165,217
Total	county:\$105,405 city:\$0	Total	county:\$0 city:\$0
Taxable	other:\$0 school:\$130,405	Taxable	other:\$0 school:\$0

Aerial Viewer Picometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (County)	RCode
1/30/1996	\$21,500	1416-2459	WD	V	U	09
1/29/1996	\$12,400	1416-2458	WD	V	Q	

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1997	2232	3558	\$211,280

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
0180	FPLC 1STRY	1997	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	1997	\$600.00	400.00	20 x 20
0294	SHED WOOD/VINYL	1997	\$700.00	1.00	12 x 12
0166	CONC,PAVMT	2008	\$3,750.00	1250.00	25 x 50

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$40,000 /LT	\$40,000

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