

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/12/2022

Parcel: << **24-4S-16-03103-010 (14941)** >>

Owner & Property Info

Result: 1 of 1

Owner	RZEZNIK VAN MARTIN RZEZNIK FELICIA 206 SW AUDREY WAY LAKE CITY, FL 32024		
Site	206 SW AUDREY Way, LAKE CITY		
Description*	COMM SW COR OF SW1/4 OF NE1/4, RUN E 240.02 FT, N 464.02 FT FOR POB, CONT N 417 FT, E 210 FT, S 420 FT, W 210 FT TO POB.(AKA LOTS 9, & 10-A CANNON CREEK ACRES S/D UNREC). 431-660, 456-276, 468-512, 588-288, 605-069, 605-69, DC 1247-1823, DC 1344-203, PB 1 ...more>>>		
Area	2 AC	S/T/R	24-4S-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	\$27,000	Mkt Land	\$33,000
Ag Land	\$0	Ag Land	\$0
Building	\$99,996	Building	\$110,000
XFOB	\$1,100	XFOB	\$1,100
Just	\$128,096	Just	\$144,100
Class	\$0	Class	\$0
Appraised	\$128,096	Appraised	\$144,100
SOH Cap [?]	\$25,181	SOH Cap [?]	\$0
Assessed	\$102,915	Assessed	\$144,100
Exempt	HX HB \$50,000	Exempt	\$0
Total Taxable	county:\$52,915 city:\$0 other:\$0 school:\$77,915	Total Taxable	county:\$144,100 city:\$0 other:\$0 school:\$144,100



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/9/2021	\$165,000	1442/1334	WD	I	Q	01
12/29/2017	\$112,000	1350/2190	WD	I	U	19

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1973	1305	2876	\$110,000

*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	0	\$1,000.00	1.00	0 x 0
0296	SHED METAL	1993	\$100.00	1.00	9 x 9

▼ Land Breakdown

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Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.000 LT	1.0000/1.0000 1.0000/.7500000 /	\$16,500 /LT	\$33,000

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