

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/24/2022

Parcel: << 00-00-00-12561-000 (41103) >>

Owner & Property Info

Result: 10 of 11

Owner	SHAHER MARY L SHAHER GLEN 854 SW POPLAR LN LAKE CITY, FL 32025		
Site	854 SW POPLAR Ln, LAKE CITY		
Description*	W DIV: LOT 5 BLOCK 6 MCFARLANE PARK S/D. ORB 440-169, 647-127, 958-2551.		
Area	0.133 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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	\$4,350	Mkt Land	\$4,350
Ag Land	\$0	Ag Land	\$0
Building	\$76,025	Building	\$81,457
XFOB	\$700	XFOB	\$700
Just	\$81,075	Just	\$86,507
Class	\$0	Class	\$0
Appraised	\$81,075	Appraised	\$86,507
SOH Cap [?]	\$22,218	SOH Cap [?]	\$23,438
Assessed	\$64,448	Assessed	\$67,881
Exempt	HA HAB \$23,911	Exempt	HA HAB \$24,628
Total Taxable	county:\$34,946 city:\$34,946 other:\$0 school:\$40,537	Total Taxable	county:\$38,441 city:\$38,441 other:\$0 school:\$43,253



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/24/2002	\$48,000	0958/2551	WD	I	Q	
3/18/1988	\$47,000	0647/0127	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	1612	2812	\$81,457

*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
0120	CLFENCE 4	1993	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$200.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5,800.000 SF (0.133 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,350

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