

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 12/12/2024

Parcel: &lt;&lt; 34-4S-17-08978-000 (33058) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	STORY REGINA GAYLE PO BOX 2972 LAKE CITY, FL 32056		
Site	6869 S US HIGHWAY 441, LAKE CITY		
Description*	BEG NW COR OF SE1/4 OF NW1/4, RUN E 330 FT, S 379 FT, W 820 FT TO US-41, NW ALONG R/W 413.75 FT TO S LINE OF NW1/4, E 770 FT TO POB. 471-313, DC 1406-792,		
Area	5 AC	S/T/R	34-4S-17
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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$44,000	Mkt Land	\$44,000
Ag Land	\$0	Ag Land	\$0
Building	\$237,483	Building	\$237,483
XFOB	\$48,538	XFOB	\$48,538
Just	\$330,021	Just	\$330,021
Class	\$0	Class	\$0
Appraised	\$330,021	Appraised	\$330,021
SOH/10% Cap	\$108,122	SOH/10% Cap	\$97,353
Assessed	\$238,333	Assessed	\$243,228
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$171,899 city:\$0 other:\$0 school:\$213,333	Total Taxable	county:\$182,668 city:\$0 other:\$0 school:\$218,228

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	1982	3345	\$172,304
Sketch	MANUF 1 (0201)	2013	840	840	\$65,179

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	0	\$150.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2017	\$500.00	1.00	12 x 56
9947	Septic		\$3,000.00	1.00	0 x 0
0130	CLFENCE 5	2017	\$400.00	1.00	0 x 0
0263	PRCH,USP	2017	\$1,000.00	1.00	0 x 0
0280	POOL R/CON	2020	\$27,664.00	416.00	16 x 26
0282	POOL ENCL	2020	\$13,824.00	1152.00	24 x 48

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4.000 AC	1.0000/1.0000 1.0000/.8500000 /	\$8,500 /AC	\$34,000
0000	VAC RES (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$10,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

