## Columbia County Property Appraiser Jeff Hampton

Parcel: << 22-4S-16-03087-112 (14693) >>>

Owner & Property Info Result: 1 of 0 ADAMS CHRISTOPHER ADAMS BRIDGET Owner

461 SW PINEHURST DR LAKE CITY, FL 32024 461 SW PINEHURST DR, LAKE CITY

Site Description\* LOT 12 FOREST COUNTRY 6TH ADDITION. WD 1338-610, WD 1414-659,

0.69 AC 22-45-16 Area S/T/R Use Code\*\* SINGLE FAMILY (0100) Tax District 3

The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

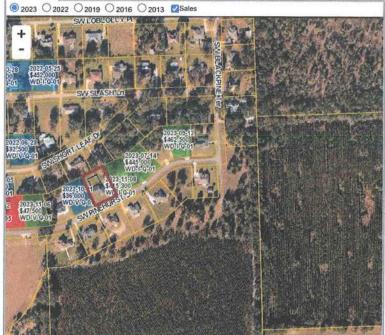
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Assessment values		
2024 Certified Values		2025 Working Values
\$26,500	Mkt Land	\$26,500
\$0	Ag Land	\$0
\$310,329	Building	\$310,329
\$3,240	XFOB	\$22,785
\$340,069	Just	\$359,614
\$0	Class	\$0
\$340,069	Appraised	\$359,614
\$62,929	SOH/10% Cap	\$54,615
\$277,140	Assessed	\$304,999
HX HB \$50,000	Exempt	HX HB \$50,000
		county:\$254,999 city:\$0 other:\$0 school:\$279,999
	2024 Certified Values \$26,500 \$0 \$310,329 \$3,240 \$340,069 \$0 \$340,069 \$62,929 \$277,140 HX HB \$50,000 county:\$227,140 city:\$0	2024 Certified Values  \$26,500 Mkt Land \$0 Ag Land \$310,329 Building \$3,240 XFOB \$340,069 Just \$0 Class \$340,069 Appraised \$62,929 SOH/10% Cap \$277,140 Assessed HX HB \$50,000 Exempt

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.

Aerial Viewer Pictometery Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/23/2020	\$30,000	1414 / 659	WD	V	Q	01
5/17/2017	\$0	1338 / 610	WD	V	U	11

**▼** Building Characteristics

Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2021	1939	3163	\$310,329

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2021	\$3,240.00	1080.00	×
0280	POOL R/CON	2024	\$15,400.00	220.00	11 x 20
0166	CONC,PAVMT	2024	\$1,200.00	400.00	×
0169	FENCE/WOOD	2024	\$2,945.00	190.00	×

~	Land	Breakdown
	-	PICHICACTILI

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.690 AC)	1.0000/1.0000 1.0000/ /	\$26,500 /LT	\$26,500

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by: GrizzlyLogic.com

2025 Working Values updated: 11/28/2024

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