

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 10/14/2021

Parcel: << 23-3S-16-02272-108 (8005) >>

Owner & Property Info

Result: 2 of 4

Owner	ROWAND RALPH & NANCY ROWAND NANCY 154 NW EMPORIA GLN LAKE CITY, FL 32055		
Site	154 NW EMPORIA GLN, LAKE CITY		
Description*	LOT 8 LAKEWOOD ESTATES S/D. ORB 818-1316, 836-2018,		
Area	0 AC	S/T/R	23-3S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	2

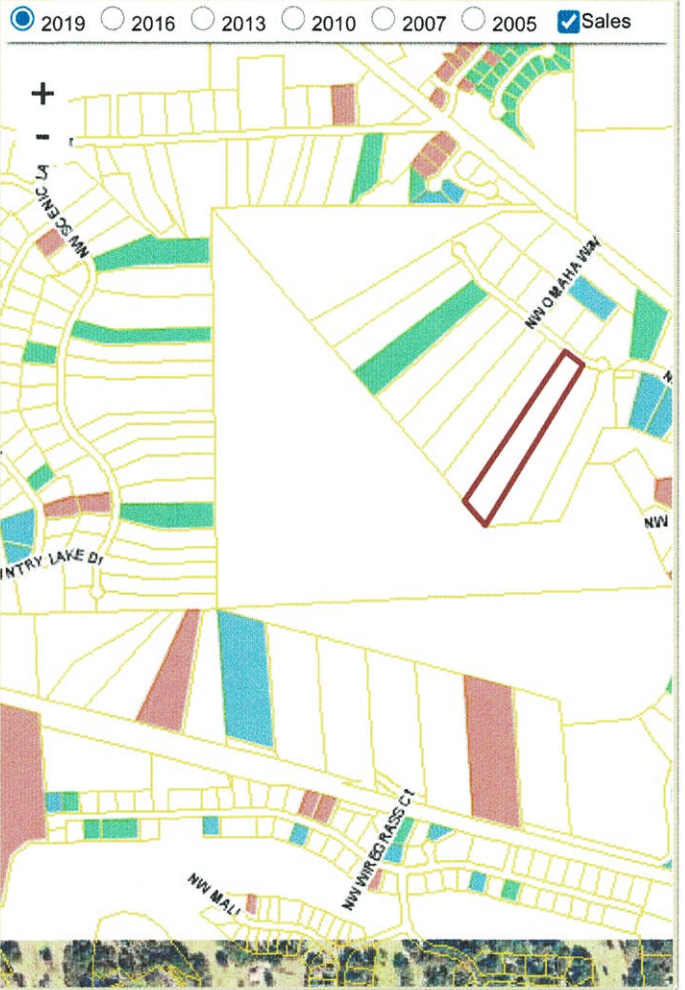
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2020 Certified Values		2021 Working Values	
Mkt Land	\$38,880	Mkt Land	\$45,000
Ag Land	\$0	Ag Land	\$0
Building	\$265,811	Building	\$286,867
XFOB	\$17,381	XFOB	\$17,381
Just	\$322,072	Just	\$349,248
Class	\$0	Class	\$0
Appraised	\$322,072	Appraised	\$349,248
SOH Cap [?]	\$23,814	SOH Cap [?]	\$46,814
Assessed	\$298,258	Assessed	\$302,434
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$248,258 city:\$248,258 other:\$248,258 school:\$273,258	Total Taxable	county:\$252,434 city:\$0 other:\$0 school:\$277,434

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/2/1997	\$54,000	0836/2018	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1999	3178	5336	\$286,867

*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
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	1999	\$953.00	635.00	0 x 0
0070	CARPORT UF	1999	\$540.00	360.00	18 x 20
0083	DOCK-LAKE	1999	\$414.00	90.00	0 x 0
0166	CONC,PAVMT	1999	\$13,734.00	6867.00	0 x 0
0166	CONC,PAVMT	2014	\$540.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/.9000000 /	\$45,000 /LT	\$45,000