

Columbia County Property Appraiser  
Jeff Hampton

2024 Working Values  
updated: 7/4/2024

Parcel: << 08-4S-16-02816-033 (12259) >>

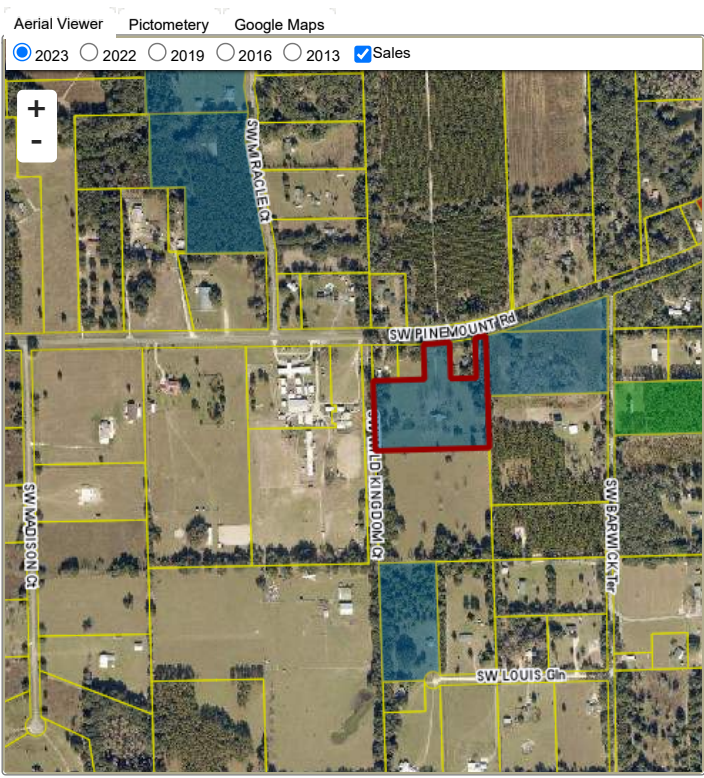
Owner & Property Info

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|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | MCKEE KAREN<br>MCKEE JOSEPH<br>2903 SW PINEMOUNT RD<br>LAKE CITY, FL 32024  |              |          |
| Site         | 2903 SW PINEMOUNT RD, LAKE CITY   |              |          |
| Description* | LOT 3 WEST BEND ESTATES & ALSO BEG AT SW COR LOT 1 WESTBEND ESTATES, RUN E 604.14 FT, N 223.85 FT TO S R/W CR-252, SAID PT BEING ON A CURVE, RUN NERLY ALONG CURVE, 61.89 FT, S 645.32 FT, W 664.85 FT TO W LINE OF SEC, N ALONG SEC LINE 406.08 FT TO POB. 97 ...more>>> |              |          |
| Area         | 7.84 AC   | S/T/R        | 08-4S-16 |
| 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 & Zoning office for specific zoning information.

| Property & Assessment Values |  |                     |  |
|------------------------------|--|---------------------|--|
| 2023 Certified Values        |  | 2024 Working Values |  |
| Mkt Land                     | \$56,700                                 | Mkt Land            | \$56,700                                 |
| Ag Land                      | \$0                                      | Ag Land             | \$0                                      |
| Building                     | \$258,987                                | Building            | \$283,276                                |
| XFOB                         | \$16,390                                 | XFOB                | \$16,390                                 |
| Just                         | \$332,077                                | Just                | \$356,366                                |
| Class                        | \$0                                      | Class               | \$0                                      |
| Appraised                    | \$332,077                                | Appraised           | \$356,366                                |
| SOH Cap [?]                  | \$0                                      | SOH Cap [?]         | \$78,186                                 |
| Assessed                     | \$270,078                                | Assessed            | \$278,180                                |
| Exempt                       | HX HB 13 \$270,078                       | Exempt              | HX HB 13 \$278,180                       |
| Total Taxable                | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable       | county:\$0 city:\$0 other:\$0 school:\$0 |



| Sales History |            |             |      |     |                       |       |
|---------------|------------|-------------|------|-----|-----------------------|-------|
| Sale Date     | Sale Price | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
| 7/8/2022      | \$380,000  | 1470 / 2204 | WD   | I   | Q                     | 01    |
| 12/18/2020    | \$100      | 1427 / 1322 | WD   | I   | U                     | 11    |
| 4/22/2019     | \$100      | 1383 / 2118 | WD   | I   | U                     | 11    |
| 5/25/2018     | \$255,000  | 1361 / 171  | WD   | I   | Q                     | 01    |
| 3/19/2014     | \$180,000  | 1271 / 993  | WD   | I   | Q                     | 01    |
| 5/5/2003      | \$97,500   | 982 / 1876  | WD   | I   | Q                     |       |

| Building Characteristics |                   |          |         |           |            |
|--------------------------|-------------------|----------|---------|-----------|------------|
| Bldg Sketch              | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
| Sketch                   | SINGLE FAM (0100) | 1986     | 2886    | 3258      | \$283,276  |

\*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 |                   |          |            |        |         |
|--------------------------------|-------------------|----------|------------|--------|---------|
| Code                           | Desc              | Year Blt | Value      | Units  | Dims    |
| 0190                           | FPLC PF           | 0        | \$1,200.00 | 1.00   | 0 x 0   |
| 0166                           | CONC,PAVMT        | 0        | \$830.00   | 1.00   | 0 x 0   |
| 9947                           | Septic            |          | \$3,000.00 | 1.00   | 0 x 0   |
| 0294                           | SHED WOOD/VINYL   | 2006     | \$1,296.00 | 192.00 | 12 x 16 |
| 0252                           | LEAN-TO W/O FLOOR | 2014     | \$50.00    | 1.00   | 0 x 0   |
| 0070                           | CARPORT UF        | 2014     | \$100.00   | 1.00   | 0 x 0   |
| 0252                           | LEAN-TO W/O FLOOR | 2014     | \$50.00    | 1.00   | 0 x 0   |
| 0130                           | CLFENCE 5         | 2019     | \$2,000.00 | 1.00   | 0 x 0   |
| 0031                           | BARN,MT AE        | 2019     | \$6,864.00 | 624.00 | 24 x 26 |
| 0120                           | CLFENCE 4         | 2020     | \$1,000.00 | 1.00   | x       |

| Land Breakdown |               |                     |                         |             |            |
|----------------|---------------|---------------------|-------------------------|-------------|------------|
| Code           | Desc          | Units               | Adjustments             | Eff Rate    | Land Value |
| 0100           | SFR (MKT)     | 7.100 AC            | 1.0000/1.0000 1.0000/ / | \$7,000 /AC | \$49,700   |
| 0000           | VAC RES (MKT) | 1.000 LT (0.740 AC) | 1.0000/1.0000 1.0000/ / | \$7,000 /LT | \$7,000    |

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