

Derek M.

386 758 6946

**Columbia County Property Appraiser**

Jeff Hampton

**2021 Working Values**

updated: 9/23/2021

Parcel: &lt;&lt; 10-4S-16-02853-309 (12488) &gt;&gt;

**Owner & Property Info**

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Owner	LINNANE MICHAEL EUGENE & LINNANE IDA MAE IDA MAE LINNANE P O BOX 1985 LAKE CITY, FL 32056		
Site	153 SW BETHANY PI, LAKE CITY		
Description*	LOT 9 RUSSWOOD ESTATES UNIT 3 WD 987-2340, WD 987-2342. WD 1065-2232.		
Area	0.75 AC	S/T/R	10-4S-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**

2020 Certified Values		2021 Working Values	
Mkt Land	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$260,932	Building	\$269,552
XFOB	\$11,758	XFOB	\$11,758
Just	\$290,690	Just	\$303,310
Class	\$0	Class	\$0
Appraised	\$290,690	Appraised	\$303,310
SOH Cap [?]	\$28,325	SOH Cap [?]	\$37,272
Assessed	\$262,365	Assessed	\$266,038
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$212,365 city:\$212,365 other:\$212,365 school:\$237,365	Total Taxable	county:\$216,038 city:\$0 other:\$0 school:\$241,038

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/18/2005	\$289,000	1065/2232	WD	I	Q	
7/3/2003	\$205,000	0987/2342	WD	I	Q	
7/1/2003	\$21,000	0987/2340	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	2446	4813	\$269,552

\*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
0166	CONC,PAVMT	2003	\$5,908.00	2954.00	0 x 0
0120	CLFENCE 4	2007	\$2,250.00	300.00	0 x 0
0070	CARPORT UF	2019	\$3,600.00	1.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.750 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000

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