

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/25/2022

Parcel: << 34-3S-16-02461-112 (9999) >>

Owner & Property Info

Result: 2 of 2

Owner	ROEHR LUDWIK JOSEPH ROEHR ILIANA VILLA 4030 NW COLONIAL GLN LAKE CITY, FL 32055		
Site	4030 NW COLONIAL GLN, LAKE CITY		
Description*	LOT 12 FOREST PLANTATION UNIT 1, WD 1082-2095, WD 1180-14, DC 1289-775, WD 1326-171,		
Area	0.52 AC	S/T/R	34-3S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$209,955	Building	\$246,058
XFOB	\$9,350	XFOB	\$9,350
Just	\$237,305	Just	\$277,408
Class	\$0	Class	\$0
Appraised	\$237,305	Appraised	\$277,408
SOH Cap [?]	\$33,685	SOH Cap [?]	\$67,679
Assessed	\$203,620	Assessed	\$209,729
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$153,620	Total	county:\$159,729
	city:\$153,620		city:\$159,729
	other:\$0		other:\$0
	school:\$178,620		school:\$184,729

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/21/2016	\$230,000	1326/0171	WD	I	Q	01
8/28/2009	\$250,000	1180/0014	WD	I	Q	01
5/4/2006	\$37,000	1082/2095	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	2208	3086	\$246,058

*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
0180	FPLC 1STRY	2006	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$3,900.00	1560.00	0 x 0
0294	SHED WOOD/VINYL	2007	\$900.00	1.00	0 x 0
0080	DECKING	2007	\$900.00	1.00	0 x 0
0120	CLFENCE 4	2007	\$1,650.00	220.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.520 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000

Aerial Viewer Pictometry Google Maps

