

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 5/6/2021

Parcel: << **10-4S-16-02853-423 (12503)** >>

Owner & Property Info

Owner	WATSON JAMES N 115 SW JOHN GLN LAKE CITY, FL 32024		
Site	115 JOHN GLN, LAKE CITY		
Description*	LOT 23 RUSSWOOD ESTATES UNIT 4 WD 1111-2014, WD 1181-2092, WD 1404-524,		
Area	0.5 AC	S/T/R	10-4S-16E
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	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$283,377	Building	\$306,357
XFOB	\$6,957	XFOB	\$6,957
Just	\$308,334	Just	\$331,314
Class	\$0	Class	\$0
Appraised	\$308,334	Appraised	\$331,314
SOH Cap [?]	\$40,795	SOH Cap [?]	\$0
Assessed	\$267,539	Assessed	\$253,207
Exempt	HX H3 \$50,000	Exempt	HX HB VX WX \$55,500
Total Taxable	county:\$217,539 city:\$217,539 other:\$217,539 school:\$242,539	Total Taxable	county:\$197,707 city:\$0 other:\$0 school:\$222,707

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/24/2020	\$345,000	1404/0524	WD	I	Q	01
9/30/2009	\$330,000	1181/2092	WD	I	Q	01
2/22/2007	\$182,000	1111/2014	WD	V	U	02 (Multi-Parcel Sale) - show

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2009	3071	4431	\$306,357

*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.

Aerial Viewer Pictometry Google Maps



▼ **Extra Features & Out Buildings** [\(Codes\)](#)

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	2009	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2009	\$4,957.00	2203.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$18,000 /LT	\$18,000