

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/31/2022

Parcel: << 08-2S-17-04694-004 (23919) >>

Owner & Property Info		Result: 40 of 41	
Owner	THOMAS WINTON RUSSELL JR THOMAS KATHRYN DIANE 9831 N US HWY 441 LAKE CITY, FL 32055		
Site	9831 N US HIGHWAY 441, LAKE CITY		
Description*	BEG NE COR OF NE1/4 OF SE1/4, RUN S 906.06 FT, N 79 DEG W 406.05 FT TO E R/W US-441, N 18 DEG E ALONG R/W 871.69 FT, E 132.88 FT TO POB. ORB 827-1884.		
Area	5.41 AC	S/T/R	08-2S-17
Use Code**	IMPROVED AG (5000)	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			
2021 Certified Values		2022 Working Values	
Mkt Land	\$6,000	Mkt Land	\$6,000
Ag Land	\$1,861	Ag Land	\$1,861
Building	\$168,079	Building	\$177,750
XFOB	\$13,960	XFOB	\$13,960
Just	\$200,794	Just	\$210,465
Class	\$189,900	Class	\$199,571
Appraised	\$189,900	Appraised	\$199,571
SOH Cap [?]	\$27,577	SOH Cap [?]	\$32,715
Assessed	\$162,323	Assessed	\$166,856
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$112,323 city:\$0 other:\$0 school:\$137,323	Total Taxable	county:\$116,856 city:\$0 other:\$0 school:\$141,856



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/9/1996	\$0	0827/1884	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)	1997	2306	3320	\$177,750

*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	1997	\$1,500.00	1.00	0 x 0
0296	SHED METAL	1997	\$800.00	1.00	18 x 24
0070	CARPORT UF	1997	\$500.00	1.00	24 x 24

0190	FPLC PF	2010	\$1,200.00	1.00	0 x 0
0030	BARN,MT	2019	\$9,360.00	720.00	24 x 30
0166	CONC,PAVMT	2019	\$600.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$6,000
5500	TIMBER 2 (AG)	4.410 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$1,861
9910	MKT.VAL.AG (MKT)	4.410 AC	1.0000/1.0000 1.0000/ /	\$2,892 /AC	\$12,755

Search Result: 40 of 41

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