

# Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 10/27/2022

Parcel: << 01-5S-16-03390-033 (45369) >>

## Owner & Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                      |              |          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | FREEMAN SAMANTHA<br>262 SW FREEMAN GLN<br>LAKE CITY, FL 32024                                                                                                                                        |              |          |
| Site         |                                                                                                                                                                                                      |              |          |
| Description* | COMM SE COR OF NW1/4, N 240 FT, W 1085.21 FT FOR POB, S 190.65 FT, W 46.44 FT, S 47.92 FT, W 197.03 FT, N 236.83 FT, E 244.03 FT TO POB. 544-475, 649-40, 729-637, 755-1384, 1193-1425, WD 1468-1594 |              |          |
| Area         | 1.28 AC                                                                                                                                                                                              | S/T/R        | 01-5S-16 |
| Use Code**   | VACANT (0000)                                                                                                                                                                                        | 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

| 2022 Certified Values |                 | 2023 Working Values |                 |
|-----------------------|-----------------|---------------------|-----------------|
| Mkt Land              | \$28,160        | Mkt Land            | \$28,160        |
| Ag Land               | \$0             | Ag Land             | \$0             |
| Building              | \$0             | Building            | \$0             |
| XFOB                  | \$1,000         | XFOB                | \$1,000         |
| Just                  | \$29,160        | Just                | \$29,160        |
| Class                 | \$0             | Class               | \$0             |
| Appraised             | \$29,160        | Appraised           | \$29,160        |
| SOH Cap [?]           | \$9,165         | SOH Cap [?]         | \$7,165         |
| Assessed              | \$29,160        | Assessed            | \$29,160        |
| Exempt                | \$0             | Exempt              | \$0             |
| Total                 | county:\$19,995 | Total               | county:\$21,995 |
| Taxable               | city:\$0        | Taxable             | city:\$0        |
|                       | other:\$0       |                     | other:\$0       |
|                       | school:\$29,160 |                     | school:\$29,160 |

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 5/24/2022 | \$100      | 1468/1594 | WD   | I   | U                     | 30    |

## Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

## Extra Features & Out Buildings (Codes)

| Code | Desc            | Year Blt | Value      | Units | Dims    |
|------|-----------------|----------|------------|-------|---------|
| 0294 | SHED WOOD/VINYL | 1996     | \$1,000.00 | 1.00  | 16 x 16 |

## Land Breakdown

| Code | Desc          | Units    | Adjustments             | Eff Rate     | Land Value |
|------|---------------|----------|-------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.280 AC | 1.0000/1.0000 1.0000/ / | \$22,000 /AC | \$28,160   |

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