

## Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: &lt;&lt; 18-4S-17-08467-007 &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 4

|              |                                                                                                                      |              |          |
|--------------|----------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | KRIEGHAUSER SHAROLYN &<br>MARY ANN SELLERS<br>& JANE P NICHOLS (DECEASED)<br>131 SW CAMEL GLN<br>LAKE CITY, FL 32024 |              |          |
| Site         | 325 BRODERICK DR, LAKE CITY                                                                                          |              |          |
| Description* | LOT 6 CENTURY ESTATES. 621-32, PB 1420-2362                                                                          |              |          |
| Area         | 0 AC                                                                                                                 | S/T/R        | 18-4S-17 |
| Use Code**   | SINGLE FAM (000100)                                                                                                  | Tax District | 2        |

\*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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2020 Certified Values |                                                                           | 2021 Working Values |                                                                           |
|-----------------------|---------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------|
| Mkt Land (1)          | \$20,440                                                                  | Mkt Land (1)        | \$20,440                                                                  |
| Ag Land (0)           | \$0                                                                       | Ag Land (0)         | \$0                                                                       |
| Building (1)          | \$120,696                                                                 | Building (1)        | \$120,696                                                                 |
| XFOB (9)              | \$24,931                                                                  | XFOB (9)            | \$24,269                                                                  |
| Just                  | \$166,067                                                                 | Just                | \$165,405                                                                 |
| Class                 | \$0                                                                       | Class               | \$0                                                                       |
| Appraised             | \$166,067                                                                 | Appraised           | \$165,405                                                                 |
| SOH Cap [?]           | \$12,490                                                                  | SOH Cap [?]         | \$0                                                                       |
| Assessed              | \$153,577                                                                 | Assessed            | \$165,405                                                                 |
| Exempt                | HX H3 \$50,000                                                            | Exempt              | \$0                                                                       |
| Total Taxable         | county:\$103,577<br>city:\$103,577<br>other:\$103,577<br>school:\$128,577 | Total Taxable       | county:\$165,405<br>city:\$165,405<br>other:\$165,405<br>school:\$165,405 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 10/2/2020 | \$0        | 1420/2362 | PB   | I   | U                     | 18    |
| 3/1/1987  | \$69,000   | 621/0032  | WD   | I   | Q                     |       |
| 9/1/1985  | \$68,000   | 573/0719  | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Bldg Item | Bldg Desc*          | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|---------------------|----------|---------|-----------|------------|
| Sketch      | 1         | SINGLE FAM (000100) | 1985     | 2328    | 3304      | \$120,696  |

\*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 &amp; Out Buildings (Codes)

| Code | Desc       | Year Blt | Value      | Units   | Dims        | Condition (% Good) |
|------|------------|----------|------------|---------|-------------|--------------------|
| 0166 | CONC,PAVMT | 0        | \$1,000.00 | 1.000   | 0 x 0 x 0   | (000.00)           |
| 0180 | FPLC 1STRY | 0        | \$2,000.00 | 1.000   | 0 x 0 x 0   | (000.00)           |
| 0296 | SHED METAL | 0        | \$500.00   | 1.000   | 0 x 0 x 0   | (000.00)           |
| 0280 | POOL R/CON | 2001     | \$9,120.00 | 480.000 | 16 x 30 x 0 | (000.00)           |
| 0169 | FENCE/WOOD | 2001     | \$300.00   | 1.000   | 0 x 0 x 0   | (000.00)           |

## Land Breakdown

| Land Code | Desc      | Units                 | Adjustments         | Eff Rate | Land Value |
|-----------|-----------|-----------------------|---------------------|----------|------------|
| 000100    | SFR (MKT) | 1.000 LT - (0.000 AC) | 1.00/1.00 1.00/1.00 | \$20,440 | \$20,440   |

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