

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/15/2023

Parcel: << 35-4S-16-03292-008 (16296) >>

Owner & Property Info

Result: 1 of 1

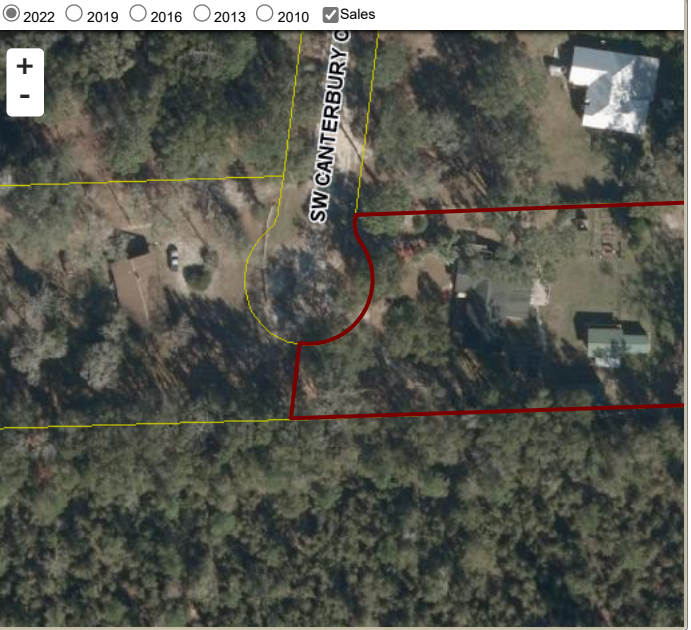
Owner	FREEMAN DAVID FREEMAN DEBORAH BISHOP 241 SW CANTERBURY CT LAKE CITY, FL 32025		
Site	241 SW CANTERBURY CT, LAKE CITY		
Description*	LOT 8 KING'S WOOD S/D. ORB 655-522, 694-69,		
Area	1.48 AC	S/T/R	35-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*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

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,200	Mkt Land	\$22,200
Ag Land	\$0	Ag Land	\$0
Building	\$142,278	Building	\$164,575
XFOB	\$5,750	XFOB	\$5,750
Just	\$170,228	Just	\$192,525
Class	\$0	Class	\$0
Appraised	\$170,228	Appraised	\$192,525
SOH Cap [?]	\$52,422	SOH Cap [?]	\$71,185
Assessed	\$117,806	Assessed	\$121,340
Exempt	HX HB WX \$50,500	Exempt	HX HB WX \$55,000
Total Taxable	county:\$67,306 city:\$0 other:\$0 school:\$92,306	Total Taxable	county:\$66,340 city:\$0 other:\$0 school:\$91,340

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/11/1989	\$79,500	0694/0069	WD	I	Q	
6/9/1988	\$64,000	0655/0522	WD	I	Q	
7/1/1984	\$60,000	0543/0567	WD	I	Q	
9/1/1977	\$4,165	0386/0307	03	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1978	2004	3350	\$164,575

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$750.00	1.00	0 x 0
0263	PRCH,USP	2019	\$500.00	1.00	0 x 0
0261	PRCH, UOP	2019	\$400.00	1.00	0 x 0
0296	SHED METAL	2019	\$800.00	1.00	0 x 0
0120	CLFENCE 4	2019	\$1,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.480 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$22,200