

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 7/22/2021

Parcel: << 09-3S-16-02046-000 (6638) >>

## Owner & Property Info

Result: 2 of 2

|              |                                                                                                                                                                                                                             |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | BEADLES LONNIE BRANDON<br>BEADLES LAURA SHANE<br>6429 NW LAKE JEFFERY RD<br>LAKE CITY, FL 32055                                                                                                                             |              |          |
| Site         | 6429 NW LAKE JEFFERY RD, LAKE CITY                                                                                                                                                                                          |              |          |
| Description* | BEG AT A PT WHERE N LINE OF CR-250 INTERS N LINE OF SEC, RUN E 1176.57 FT TO W R/W OF A CO RD, S 866.63 FT TO N R/W SR-250, NW ALONG R/W 1371.71 FT TO POB, ORB 375-140, 382-271, 664-360, 794-856, 812-1619, WD 1313-2380, |              |          |
| Area         | 10.32 AC                                                                                                                                                                                                                    | S/T/R        | 09-3S-16 |
| Use Code**   | SINGLE FAMILY (0100)                                                                                                                                                                                                        | Tax District | 3        |

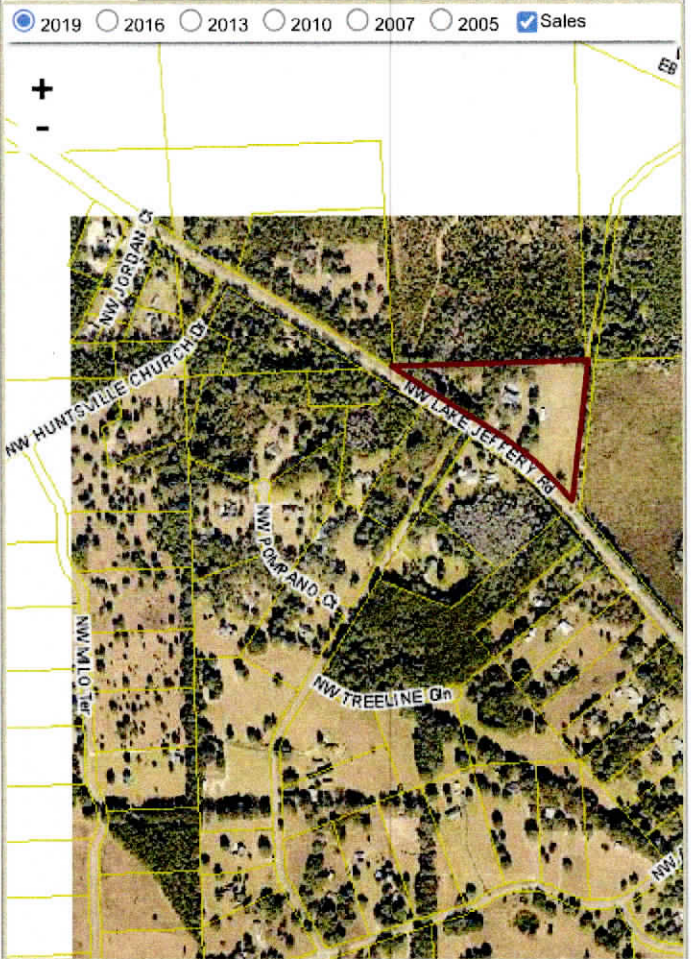
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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

| 2020 Certified Values |                                                                               | 2021 Working Values |                                                                   |
|-----------------------|-------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------|
| Mkt Land              | \$47,886                                                                      | Mkt Land            | \$48,504                                                          |
| Ag Land               | \$0                                                                           | Ag Land             | \$0                                                               |
| Building              | \$222,318                                                                     | Building            | \$261,666                                                         |
| XFOB                  | \$27,633                                                                      | XFOB                | \$27,633                                                          |
| Just                  | \$297,837                                                                     | Just                | \$337,803                                                         |
| Class                 | \$0                                                                           | Class               | \$0                                                               |
| Appraised             | \$297,837                                                                     | Appraised           | \$337,803                                                         |
| SOH Cap [?]           | \$19,593                                                                      | SOH Cap [?]         | \$55,664                                                          |
| Assessed              | \$278,244                                                                     | Assessed            | \$282,139                                                         |
| Exempt                | HX H3 \$50,000                                                                | Exempt              | HX HB \$50,000                                                    |
| Total Taxable         | county: \$228,244<br>city: \$228,244<br>other: \$228,244<br>school: \$253,244 | Total Taxable       | county: \$232,139<br>city: \$0<br>other: \$0<br>school: \$257,139 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 4/25/2016  | \$379,000  | 1313/2380 | WD   | I   | Q                     | 01    |
| 10/26/1995 | \$58,800   | 0812/1619 | WD   | I   | Q                     |       |
| 8/15/1994  | \$51,000   | 0794/0856 | WD   | I   | Q                     |       |
| 10/17/1988 | \$40,000   | 0664/0360 | WD   | I   | U                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2000     | 3197    | 4450      | \$261,666  |

\*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 | 2000     | \$864.00    | 576.00  | 0 x 0   |
| 0280 | POOL R/CON | 2001     | \$9,728.00  | 512.00  | 16 x 32 |
| 0166 | CONC,PAVMT | 2001     | \$1,185.00  | 790.00  | 0 x 0   |
| 0040 | BARN,POLE  | 2008     | \$400.00    | 1.00    | 0 x 0   |
| 0296 | SHED METAL | 2008     | \$3,456.00  | 288.00  | 12 x 24 |
| 0166 | CONC,PAVMT | 2008     | \$12,000.00 | 6000.00 | 0 x 0   |

## Land Breakdown

| Code | Desc      | Units     | Adjustments             | Eff Rate    | Land Value |
|------|-----------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 10.320 AC | 1.0000/1.0000 1.0000/ / | \$4,700 /AC | \$48,504   |