

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/29/2023

Parcel: << **27-3S-16-02346-055 (8802)** >>**Owner & Property Info**

Result: 1 of 1

Owner	HICKMAN PATRICIA 493 NW CLUBVIEW CIR LAKE CITY, FL 32055		
Site	493 NW CLUBVIEW CIR, LAKE CITY		
Description*	LOT 9 EX THE WEST 8 FT, BLK 5 CLUB VIEW PARK S/D 963-2598, QC 1247-2383		
Area	0.46 AC	S/T/R	27-3S-16
Use Code**	SINGLE FAMILY (0100)	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 & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$23,500	Mkt Land	\$25,500
Ag Land	\$0	Ag Land	\$0
Building	\$153,894	Building	\$170,252
XFOB	\$1,570	XFOB	\$1,570
Just	\$178,964	Just	\$197,322
Class	\$0	Class	\$0
Appraised	\$178,964	Appraised	\$197,322
SOH Cap [?]	\$50,008	SOH Cap [?]	\$64,497
Assessed	\$128,956	Assessed	\$132,825
Exempt	HX HB SX \$100,000	Exempt	HX HB SX \$100,000
Total Taxable	county:\$28,956 city:\$0 other:\$0 school:\$103,956	Total Taxable	county:\$32,825 city:\$0 other:\$0 school:\$107,825

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
9/30/2002	\$106,000	0963/2598	WD	I	Q	
4/1/1984	\$8,900	0536/0457	WD	V	Q	
5/1/1981	\$7,500	0469/0003	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1984	1833	2719	\$170,252

*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	0	\$300.00	1.00	0 x 0
0296	SHED METAL	2009	\$880.00	80.00	10 x 80
0120	CLFENCE 4	2009	\$390.00	60.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.460 AC)	1.0000/1.0000 1.0000/ /	\$25,500 /LT	\$25,500

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