

# Columbia County Property Appraiser

updated: 8/12/2020

**2020 Preliminary Certified**

Parcel: 11-6S-16-03815-117

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

&lt;&lt; Next Lower Parcel

Next Higher Parcel &gt;&gt;

2019 TRIM (pdf)

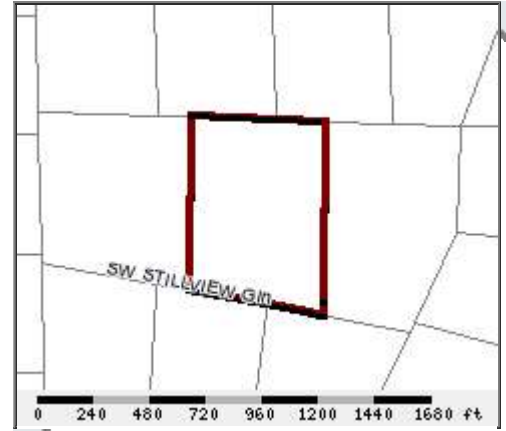
Interactive GIS Map

Print

## Owner & Property Info

Search Result: 1 of 1

|                                                                                                                                                                                                                                                                                                                                           |                                                                                                             |              |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------|-------|
| Owner's Name                                                                                                                                                                                                                                                                                                                              | REDDOCH RUSSELL WARE &                                                                                      |              |       |
| Mailing Address                                                                                                                                                                                                                                                                                                                           | LOR RUTH REDDOCH<br>13626 MARIA DR<br>HUDSON, FL 34667-1302                                                 |              |       |
| Site Address                                                                                                                                                                                                                                                                                                                              | 315 SW STILLVIEW GLN                                                                                        |              |       |
| Use Desc. (code)                                                                                                                                                                                                                                                                                                                          | IMP AG/BAR (005020)                                                                                         |              |       |
| Tax District                                                                                                                                                                                                                                                                                                                              | 3 (County)                                                                                                  | Neighborhood | 11616 |
| Land Area                                                                                                                                                                                                                                                                                                                                 | 10.010 ACRES                                                                                                | Market Area  | 02    |
| Description                                                                                                                                                                                                                                                                                                                               | NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. |              |       |
| LOT 17 CARDINAL FARMS UNREC: COMM AT THE SE COR RUN W 3266.86 FT, N 22 DEG E 510.42 FT, N 915.56 FT, N 22 DEG E 1397.36 FT, N 25 DEG E 1019.18 FT, N 79 DEG W 367.38 FT TO POB. CONT N 79 DEG W 571.04 FT N 733.05 FT, E 562.21 FT, S 819.06 FT TO POB. WD 1035-2541 WD 1168-2565, WD 1267-1759, DC 1300-1282, WD 1354-1213, WD 1405-1873 |                                                                                                             |              |       |



## Property & Assessment Values

| 2019 Certified Values        |                                                    |             |
|------------------------------|----------------------------------------------------|-------------|
| <b>Mkt Land Value</b>        | cnt: (1)                                           | \$3,250.00  |
| <b>Ag Land Value</b>         | cnt: (1)                                           | \$2,402.00  |
| <b>Building Value</b>        | cnt: (0)                                           | \$0.00      |
| <b>XFOB Value</b>            | cnt: (3)                                           | \$6,750.00  |
| <b>Total Appraised Value</b> |                                                    | \$12,402.00 |
| <b>Just Value</b>            |                                                    | \$54,585.00 |
| <b>Class Value</b>           |                                                    | \$12,402.00 |
| <b>Assessed Value</b>        |                                                    | \$12,402.00 |
| <b>Exempt Value</b>          |                                                    | \$0.00      |
| <b>Total Taxable Value</b>   | Cnty: \$12,402<br>Other: \$12,402   Schl: \$12,402 |             |

| 2021 Working Values          |                                                    |             | (...Hide Values) |
|------------------------------|----------------------------------------------------|-------------|------------------|
| <b>Mkt Land Value</b>        | cnt: (1)                                           | \$3,250.00  |                  |
| <b>Ag Land Value</b>         | cnt: (1)                                           | \$2,422.00  |                  |
| <b>Building Value</b>        | cnt: (0)                                           | \$0.00      |                  |
| <b>XFOB Value</b>            | cnt: (3)                                           | \$6,750.00  |                  |
| <b>Total Appraised Value</b> |                                                    | \$12,422.00 |                  |
| <b>Just Value</b>            |                                                    | \$54,585.00 |                  |
| <b>Class Value</b>           |                                                    | \$12,422.00 |                  |
| <b>Assessed Value</b>        |                                                    | \$12,422.00 |                  |
| <b>Exempt Value</b>          |                                                    | \$0.00      |                  |
| <b>Total Taxable Value</b>   | Cnty: \$12,422<br>Other: \$12,422   Schl: \$12,422 |             |                  |

**NOTE: 2021 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.**

## Sales History

Show Similar Sales within 1/2 mile

| Sale Date  | OR Book/Page              | OR Code | Vacant / Improved | Qualified Sale | Sale RCode | Sale Price  |
|------------|---------------------------|---------|-------------------|----------------|------------|-------------|
| 2/13/2020  | <a href="#">1405/1873</a> | WD      | I                 | Q              | 01         | \$90,000.00 |
| 2/8/2018   | <a href="#">1354/1213</a> | WD      | I                 | U              | 11         | \$100.00    |
| 12/27/2013 | <a href="#">1267/1759</a> | WD      | V                 | U              | 38         | \$44,600.00 |
| 3/6/2009   | <a href="#">1168/2565</a> | WD      | V                 | Q              | 01         | \$70,000.00 |
| 1/14/2005  | <a href="#">1035/2541</a> | WD      | V                 | U              | 08         | \$54,000.00 |

## Building Characteristics

| Bldg Item | Bldg Desc | Year Blt | Ext. Walls | Heated S.F. | Actual S.F. | Bldg Value |
|-----------|-----------|----------|------------|-------------|-------------|------------|
| NONE      |           |          |            |             |             |            |

## Extra Features & Out Buildings

| Code | Desc       | Year Blt | Value      | Units       | Dims        | Condition (% Good) |
|------|------------|----------|------------|-------------|-------------|--------------------|
| 0166 | CONC,PAVMT | 2010     | \$1,350.00 | 0000600.000 | 20 x 30 x 0 | (000.00)           |
| 0294 | SHED WOOD/ | 2014     | \$5,200.00 | 0000520.000 | 20 x 26 x 0 | (000.00)           |
| 0261 | PRCH, UOP  | 2014     | \$200.00   | 0000001.000 | 0 x 0 x 0   | (000.00)           |

## Land Breakdown

| Lnd Code | Desc           | Units    | Adjustments         | Eff Rate | Lnd Value  |
|----------|----------------|----------|---------------------|----------|------------|
| 006200   | PASTURE 3 (AG) | 10.01 AC | 1.00/1.00/1.00/1.00 | \$242.00 | \$2,422.00 |