

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/1/2024

Parcel: << 28-4S-16-03232-001 (15948) >>

Owner & Property Info

Result: 1 of 1

|              |                                                                                         |              |          |
|--------------|-----------------------------------------------------------------------------------------|--------------|----------|
| Owner        | BOONE CHARLES A JR<br>BOONE JEANETTE<br>489 SW SEAN PLACE<br>LAKE CITY, FL 32024        |              |          |
| Site         | 489 SW SEAN PL., LAKE CITY                                                              |              |          |
| Description* | BEG SW COR OF S1/2 OF SE1/4 RUN N 660 FT, E 660 FT, S 660 FT, W 660 FT TO POB. 737-115, |              |          |
| Area         | 10 AC                                                                                   | S/T/R        | 28-4S-16 |
| Use Code**   | IMPROVED AG (5000)                                                                      | 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

| 2023 Certified Values |                                                      | 2024 Working Values |                                                      |
|-----------------------|------------------------------------------------------|---------------------|------------------------------------------------------|
| Mkt Land              | \$8,000                                              | Mkt Land            | \$8,000                                              |
| Ag Land               | \$2,475                                              | Ag Land             | \$2,475                                              |
| Building              | \$212,198                                            | Building            | \$209,330                                            |
| XFOB                  | \$48,788                                             | XFOB                | \$48,007                                             |
| Just                  | \$340,986                                            | Just                | \$337,337                                            |
| Class                 | \$271,461                                            | Class               | \$267,812                                            |
| Appraised             | \$271,461                                            | Appraised           | \$267,812                                            |
| SOH Cap [?]           | \$86,539                                             | SOH Cap [?]         | \$77,191                                             |
| Assessed              | \$188,701                                            | Assessed            | \$194,078                                            |
| Exempt                | HX HB \$50,000                                       | Exempt              | HX HB \$50,000                                       |
| Total Taxable         | county:\$134,922 city:\$0 other:\$0 school:\$163,701 | Total Taxable       | county:\$140,621 city:\$0 other:\$0 school:\$169,078 |

Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 11/30/1990 | \$32,000   | 0737/0115 | WD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1996     | 2570    | 3192      | \$209,330  |

\*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    |
|------|------------------|----------|-------------|---------|---------|
| 0040 | BARN,POLE        | 1993     | \$500.00    | 1.00    | 0 x 0   |
| 0166 | CONC,PAVMT       | 1996     | \$3,201.00  | 2134.00 | 0 x 0   |
| 0296 | SHED METAL       | 1996     | \$500.00    | 1.00    | 10 x 16 |
| 0210 | GARAGE U         | 1993     | \$16,200.00 | 1200.00 | 30 x 40 |
| 9945 | Well/Sept        |          | \$7,000.00  | 1.00    | 0 x 0   |
| 0260 | PAVEMENT-ASPHALT | 1993     | \$743.00    | 900.00  | 100 x 9 |
| 0280 | POOL R/CON       | 2006     | \$15,103.00 | 372.00  | 12 x 31 |
| 0120 | CLFENCE 4        | 2006     | \$960.00    | 128.00  | 16 x 18 |
| 0070 | CARPORT UF       | 2014     | \$300.00    | 1.00    | 0 x 0   |
| 0040 | BARN,POLE        | 2019     | \$2,000.00  | 1.00    | 0 x 0   |
| 0040 | BARN,POLE        | 2019     | \$1,500.00  | 1.00    | 0 x 0   |

Land Breakdown

| Code | Desc             | Units    | Adjustments             | Eff Rate    | Land Value |
|------|------------------|----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)        | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$8,000    |
| 6200 | PASTURE 3 (AG)   | 9.000 AC | 1.0000/1.0000 1.0000/ / | \$275 /AC   | \$2,475    |
| 9910 | MKT.VAL.AG (MKT) | 9.000 AC | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$72,000   |

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



