

## Columbia County Property Appraiser

Jeff Hampton

## 2023 Working Values

updated: 3/9/2023

Parcel: &lt;&lt; 14-4S-17-08346-029 (30601) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	MCAULIFFE TRACY 355 SE TEVIS AVE LAKE CITY, FL 32025		
Site	355 SE TEVIS AVE, LAKE CITY		
Description*	(AKA PRCL #21 PRICE CREEK UNR PHASE 2 DESC AS): COMM 652.56 FT E OF SW COR OF SW1/4 OF NE1/4, RUN N 441.93 FT FOR POB, RUN E 283.92 FT, N 146.59 FT, W 283.92 FT, S 147.31 FT TO POB. WD 541-155, WD 580-653, WD 1059-2335, DC 1397-1122, PB 1411-324,		
Area	1 AC	S/T/R	14-4S-17
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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$15,000
Ag Land	\$0	Ag Land	\$0
Building	\$75,592	Building	\$75,592
XFOB	\$700	XFOB	\$700
Just	\$91,292	Just	\$91,292
Class	\$0	Class	\$0
Appraised	\$91,292	Appraised	\$91,292
SOH Cap [?]	\$29,653	SOH Cap [?]	\$27,804
Assessed	\$61,639	Assessed	\$63,488
Exempt	HX HB WX \$37,139	Exempt	HX HB WX \$43,488
Total Taxable	county:\$24,500 city:\$0 other:\$0 school:\$36,139	Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$33,488

Aerial Viewer Pictometry Google Maps

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## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/23/2005	\$93,000	1059/2335	WD	I	Q	
12/1/1985	\$36,400	0580/0653	WD	I	Q	
6/1/1984	\$3,300	0541/0155	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1985	1268	1278	\$75,592

\*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 &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0169	FENCE/WOOD	2013	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2020	\$300.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$15,000

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