

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 8/26/2021

Parcel: << **11-5S-16-03569-006 (17485)** >>

Owner & Property Info

Result: 2 of 2

Owner	PEARCE DARREN S PEARCE AMANDA H 394 SW ROSE CREEK DR LAKE CITY, FL 32024		
Site	394 SW ROSE CREEK DR, LAKE CITY		
Description*	(AKA PART OF LOT 6 BROOKWOOD S/D UNR DESC AS): THE S 447.15 FT OF E 528.75 FT OF NW1/4 OF NE1/4 OF NW1/4. 757-624, DC 1013-840, WD 1169- 2361, WD 1415-98, WD 1424-2585		
Area	5.42 AC	S/T/R	11-5S-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	\$33,533	Mkt Land	\$33,604
Ag Land	\$0	Ag Land	\$0
Building	\$158,659	Building	\$240,989
XFOB	\$30,335	XFOB	\$29,815
Just	\$222,527	Just	\$304,408
Class	\$0	Class	\$0
Appraised	\$222,527	Appraised	\$304,408
SOH Cap [?]	\$34,342	SOH Cap [?]	\$0
Assessed	\$188,185	Assessed	\$304,408
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$138,185 city:\$138,185 other:\$138,185 school:\$163,185	Total Taxable	county:\$254,408 city:\$0 other:\$0 school:\$279,408



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/29/2020	\$100	1424/2585	WD	I	U	30
7/9/2020	\$335,000	1415/0098	WD	I	Q	01
3/24/2009	\$336,000	1169/2361	WD	I	U	30
10/4/1991	\$65,000	0757/0624	WD	I	Q	
6/1/1984	\$88,000	0540/0712	WD	I	U	01
12/1/1980	\$63,000	0445/0142	03	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1976	3328	5000	\$240,989

*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0

0166	CONC,PAVMT	1993	\$823.00	588.00	21 x 28
0297	SHED CONCRETE BLOCK	1993	\$320.00	80.00	8 x 10
0296	SHED METAL	2014	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	2019	\$25,472.00	684.00	18 x 38

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.420 AC	1.0000/1.0000 1.0000/ /	\$6,200 /AC	\$33,604

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