

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/7/2024

Parcel: 25-55-17-09385-001 (46956)

## Owner &amp; Property Info

Result: 2 of 3

Owner	PERRIN SHELBY E 1698 SE CR-349 LAKE CITY, FL 32025
Site	1698 SE COUNTY ROAD 349, LAKE CITY
Description*	BEG AT NW COR OF NE1/4 OF SW1/4, RUN E 331.76 FT, S 1323.99 FT, W 331.54 FT, N 1324.29 FT TO POB & COMM NE COR OF NW1/4 OF SW1/4, S 4.46 FT TO S R/W OF CR-349 FOR POB, CONT S 981.27 FT, W 89.86 FT, N 981.39 FT TO S R/W OF CR-349 E 104.49 FT TO POB, EX COMM...more>>>
Area	10.01 AC
Use Code**	IMPROVED AG (5000)
S/T/R	25-55-17
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

2024 Certified Values		2025 Working Values	
Mkt Land	\$20,000	Mkt Land	\$20,000
Ag Land	\$1,800	Ag Land	\$2,203
Building	\$88,457	Building	\$88,457
XFOB	\$8,000	XFOB	\$8,000
Just	\$174,657	Just	\$196,557
Class	\$118,057	Class	\$118,660
Appraised	\$118,057	Appraised	\$118,560
SOH/10% Cap	\$62,297	SOH/10% Cap	\$60,672
Assessed	\$55,760	Assessed	\$57,988
Exempt	HX HB	Exempt	HX HB
Total	county:\$25,000 city:\$0	Total	county:\$25,000 city:\$0
Taxable	other:\$0 school:\$30,760	Taxable	other:\$0 school:\$32,988

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/8/2024	\$100	1520 / 2272	WD	I	U	11
1/8/2021	\$100	1429 / 182	QC	V	U	11
5/9/2014	\$100	1274 / 1033	WD	V	U	11
9/23/2002	\$100	963 / 108	WD	V	Q	06

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2013	1140	1140	\$88,457

\*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

Code	Desc	Year Blt	Value	Units	Dims
0261	PRCH. UOP	2017	\$400.00	1.00	0 x 0
0296	SHED METAL	2017	\$600.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$20,000
6200	PASTURE 3 (AG)	8.010 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,203
9910	MKT.VAL.AG (MKT)	8.010 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$80,100

Search Result: 2 of 3

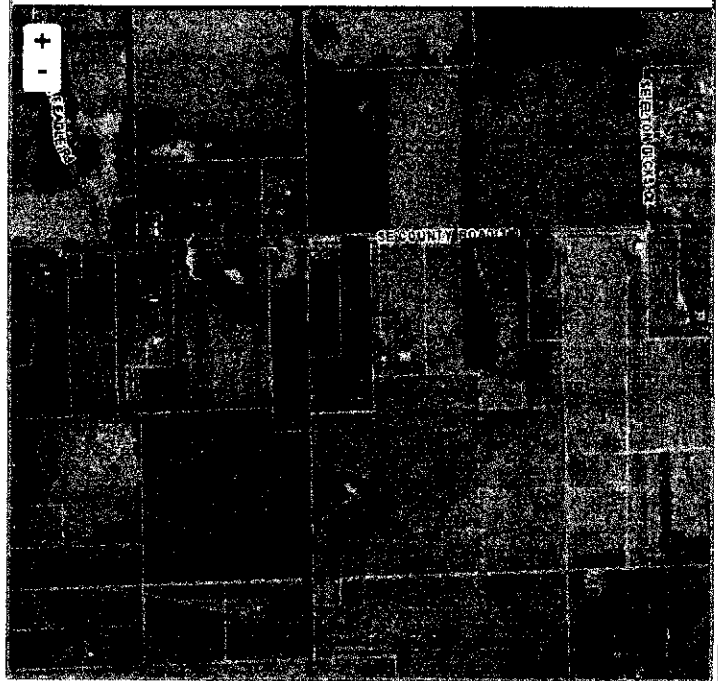
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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales







## Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 25-5S-17-09385-001 (46956) | IMPROVED AG (5000) | 10.01 AC**

BEG AT NW COR OF NE1/4 OF SW1/4, RUN E 331.76 FT, S 1323.99 FT, W 331.54 FT, N 1324.29 FT TO POB & COMM  
NE COR OF NW1/4 OF SW1/4, S 4.46 FT TO S R/W O

### PERRIN SHELBY E

Owner: 1698 SE CR-349  
LAKE CITY, FL 32025  
Site: 1698 SE COUNTY ROAD 349,  
LAKE CITY

Sales 8/8/2024 \$100 I (U)  
Info 1/8/2021 \$100 V (U)  
5/9/2014 \$100 V (U)

### 2025 Working Values

Mkt Lnd	\$20,000	Appraised	\$118,660
Ag Lnd	\$2,203	Assessed	\$57,988
Bldg	\$88,457	Exempt	\$32,988
XFOB	\$8,000	county:	\$25,000
Just	\$196,557	city:	\$0
		other:	\$0
		school:	\$32,988

### NOTES:

Columbia County, FL



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