

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 6/29/2023

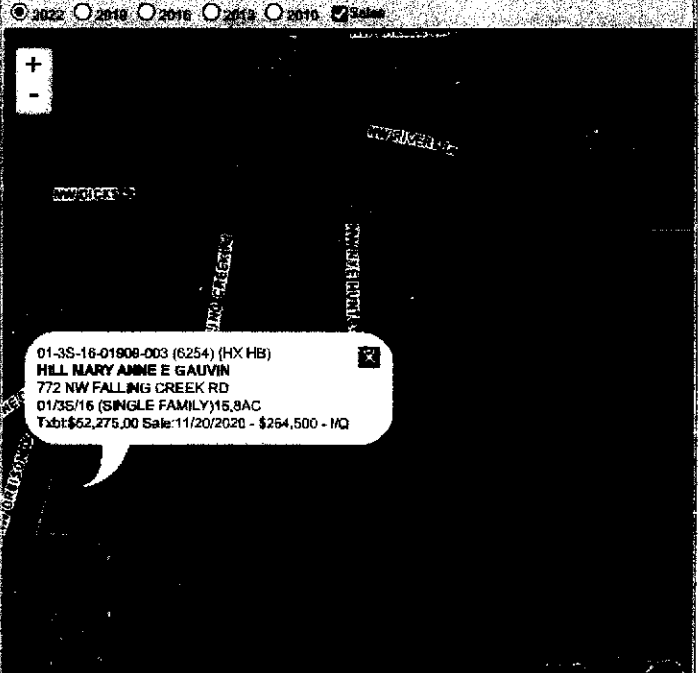
Parcel: 01-3S-16-01909-003 (6254)

Aerial View Pictometry Google Maps

Owner & Property Info

Owner	HILL MARY ANNE E GAUVIN HILL DEAN G 772 NW FALLING CREEK RD LAKE CITY, FL 32055
Site	772 NW FALLING CREEK RD, LAKE CITY
Description	COMM NE COR OF SE1/4 OF NW1/4 RUN W 2.14 FT TO W R/W CR-131 RUN SW ALONG RAW 1114.72 FT TO PT OF CURVE, RUN SWRLY ALONG CURVE, 523.47 FT FOR POB, CONT SW ALONG CURVE, 344.77 FT, CONT SW ALONG R/W, 499.72 FT, W 904.05 FT, N 17 DG E 835.49 FT, E 936.80 FT T...more>>>
Area	16.8 AC
Use Code**	SINGLE FAMILY (0100)
S/T/R	01-3S-16
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

2022 Certified Values		2023 Working Values	
Mkt Land	\$50,400	Mkt Land	\$80,640
Ag Land	\$0	Ag Land	\$0
Building	\$128,907	Building	\$149,105
XFOB	\$4,200	XFOB	\$4,200
Just	\$163,507	Just	\$233,945
Class	\$0	Class	\$0
Appraised	\$163,507	Appraised	\$233,945
SOH Cap [?]	\$84,211	SOH Cap [?]	\$131,670
Assessed	\$99,296	Assessed	\$102,275
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$49,296 city:\$0 other:\$0 school:\$74,296	Total Taxable	county:\$52,275 city:\$0 other:\$0 school:\$77,275

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2020	\$264,500	14247/803	WD	I	Q	01
6/14/2012	\$90,000	12377/202	WD	I	U	38

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1971	2027	2752	\$149,105

*Bldg Desc determinations are used by the Property Appraiser's 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
0258	PATIO	0	\$150.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$500.00	1.00	0 x 0
0020	BARN,FR	0	\$1,500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2009	\$50.00	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 1.0000/1	\$4,800 /AC	\$4,800
9900	AC NON-AG (MKT)	15.800 AC	1.0000/1.0000 1.0000/1	\$4,800 /AC	\$75,840