

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/3/2024

Parcel: &lt;&lt; 09-4S-17-08301-004 (30129) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner &amp; Property Info

Result: 1 of 1

|              |                                                                                      |              |          |
|--------------|--------------------------------------------------------------------------------------|--------------|----------|
| Owner        | COLVIN WILLIAM M<br>COLVIN DOROTHY E<br>219 SE KLONDIKE PLACE<br>LAKE CITY, FL 32025 |              |          |
| Site         | 219 SE KLONDIKE PL, LAKE CITY                                                        |              |          |
| Description* | THE S1/2 OF SE1/4 OF NW1/4 EX E 550 FT & EX S 30 FT. 379-127                         |              |          |
| Area         | 12 AC                                                                                | S/T/R        | 09-4S-17 |
| Use Code**   | IMPROVED AG (5000)                                                                   | Tax District | 2        |

\*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 &amp; Assessment Values

| 2024 Certified Values |                                                    | 2025 Working Values |                                                    |
|-----------------------|----------------------------------------------------|---------------------|----------------------------------------------------|
| Mkt Land              | \$4,500                                            | Mkt Land            | \$4,500                                            |
| Ag Land               | \$4,939                                            | Ag Land             | \$4,939                                            |
| Building              | \$175,254                                          | Building            | \$175,254                                          |
| XFOB                  | \$2,899                                            | XFOB                | \$2,899                                            |
| Just                  | \$232,153                                          | Just                | \$232,153                                          |
| Class                 | \$187,592                                          | Class               | \$187,592                                          |
| Appraised             | \$187,592                                          | Appraised           | \$187,592                                          |
| SOH/10% Cap           | \$71,376                                           | SOH/10% Cap         | \$68,038                                           |
| Assessed              | \$116,216                                          | Assessed            | \$119,554                                          |
| Exempt                | HX HB \$50,000                                     | Exempt              | HX HB \$50,000                                     |
| Total Taxable         | county:\$66,216 city:\$0 other:\$0 school:\$91,216 | Total Taxable       | county:\$69,554 city:\$0 other:\$0 school:\$94,554 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| NONE      |            |           |      |     |                       |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1980     | 1704    | 2791      | \$175,254  |

\*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    |
|------|------------|----------|------------|--------|---------|
| 0190 | FPLC PF    | 0        | \$1,200.00 | 1.00   | 0 x 0   |
| 0258 | PATIO      | 0        | \$100.00   | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT | 0        | \$799.00   | 713.00 | 23 x 31 |
| 0070 | CARPORT UF | 2017     | \$800.00   | 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/ / | \$4,500 /AC | \$4,500    |
| 5500 | TIMBER 2 (AG)    | 11.000 AC | 1.0000/1.0000 1.0000/ / | \$449 /AC   | \$4,939    |
| 9910 | MKT.VAL.AG (MKT) | 11.000 AC | 1.0000/1.0000 1.0000/ / | \$4,500 /AC | \$49,500   |

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