

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/12/2023

Parcel: << 31-3S-17-06021-000 (26149) >>

Owner & Property Info

Owner	AREY WILLIAM AREY JUDITH 497 NW GWEN LAKE LAKE CITY, FL 32055		
Site	497 NW GWEN LAKE AVE, LAKE CITY		
Description*	LOT 17 BLOCK 5 UNIT 2 GWEN LAKE ESTATES S/D. 454-305, 889-1228, LE 875-1402, 891-2423, FJ 1045-296, WD 1151-51, WD 1469-809,811, WD 1480-941,		
Area	0.402 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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	\$16,654	Mkt Land	\$16,654
Ag Land	\$0	Ag Land	\$0
Building	\$127,317	Building	\$154,557
XFOB	\$500	XFOB	\$500
Just	\$144,471	Just	\$171,711
Class	\$0	Class	\$0
Appraised	\$144,471	Appraised	\$171,711
SOH Cap [?]	\$65,598	SOH Cap [?]	\$90,472
Assessed	\$78,873	Assessed	\$81,239
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$23,873 city:\$23,873 other:\$0 school:\$48,873	Total Taxable	county:\$26,239 city:\$26,239 other:\$0 school:\$51,239

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/23/2022	\$232,000	1480/0941	WD	I	Q	01
6/13/2022	\$115,000	1469/0811	WD	I	U	37
6/13/2022	\$67,900	1469/0809	WD	I	U	37
5/14/2008	\$100	1151/0051	WD	I	U	01
11/13/1999	\$67,600	0892/2424	WD	I	Q	
11/12/1999	\$100	0832/2423	QC	I	U	01
12/15/1998	\$0	0875/1402	WD	I	U	01
11/18/1998	\$60,000	0869/1228	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1971	1900	2658	\$154,557

*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
0166	CONC,PAVMT	1993	\$150.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$50.00	1.00	0 x 0
0120	CLFENCE 4	2011	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	17,531.010 SF (0.402 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,654