

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/2/2021

Parcel: << **19-3S-16-02181-006 (7326)** >>

Owner & Property Info

Result: 1 of 1

Owner	BOWDOIN TERESA LYNN (LIFE ESTATE) 3256 NW BROWN ROAD LAKE CITY, FL 32055		
Site	3256 NW BROWN Rd, LAKE CITY		
Description*	COMM NE COR OF NE1/4, RUN S 834.26 FT TO S R/W FAIRFAX RD FOR POB, CONT S 1018.40 FT, W 800 FT, N 526.87 FT, EAST 769.97 FT, N 508.47 FT TO S R/W OF FAIRFAX RD, SE ALONG R/W FAIRFAX RD, 35.16 FT TO POB. ORB 1145-1773 & 1788		
Area	10 AC	S/T/R	19-3S-16
Use Code**	IMPROVED AG (5000)	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	\$2,817	Mkt Land	\$2,900
Ag Land	\$2,178	Ag Land	\$2,385
Building	\$331,239	Building	\$393,226
XFOB	\$33,797	XFOB	\$33,797
Just	\$393,214	Just	\$455,284
Class	\$370,031	Class	\$432,308
Appraised	\$370,031	Appraised	\$432,308
SOH Cap [?]	\$40,569	SOH Cap [?]	\$98,057
Assessed	\$329,462	Assessed	\$334,251
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$279,462 city:\$279,462 other:\$279,462 school:\$304,462	Total Taxable	county:\$284,251 city:\$0 other:\$0 school:\$309,251



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/7/2008	\$100	1145/1788	WD	I	U	01
2/29/2008	\$45,500	1145/1773	WD	I	U	03
12/31/2003	\$100	1003/1655	QC	V	U	03
8/13/1993	\$165,000	0778/1530	WD	V	U	34
1/18/1991	\$249,100	0740/1639	WD	I	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	3538	5825	\$393,226

*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
0080	DECKING	0	\$1,296.00	648.00	12 x 54
0166	CONC,PAVMT	0	\$6,927.00	1.00	0 x 0

0170	FPLC 2STRY	0	\$2,750.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$11,880.00	13200.00	0 x 0
0280	POOL R/CON	1999	\$10,944.00	576.00	16 x 36

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$2,900 /AC	\$2,900
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$265 /AC	\$2,385
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$2,818 /AC	\$25,361

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