

Record Search Search Results Parcel Details GIS Map

Columbia County Property Appraiser
Jeff Hampton2024 Working Values
updated: 12/28/2023

Retrieve Tax Record 2023 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print Show Viewer

Parcel: << 30-2S-16-01788-003 (46437) >>

Owner & Property Info

Result: 1 of 1

Owner	BROOKINS BRETT D BROOKINS ELIZABETH V 2043 NW COMBS TER LAKE CITY, FL 32055-5622		
Site	2043 NW COMBS TER, LAKE CITY		
Desc*	COMM NW COR OF SEC, RUN E 1085.50 FT TO C/L BOOKER T COMBS RD, S ALONG C/L 329.9 FT FOR POB, CONT S 989.7 FT, E 408.75 FT, N 989.25 FT, W 411.09 FT TO POB. (AKA LOTS 1, 2 & 6) & W1/2 OF E1/2 OF W1/2 OF NE1/4 OF NW1/4 & E1/2 OF W1/2 OF W1/2 OF NE1/4 OF NW1/4 ...more>>>		
Area	19.3 AC	S/T/R	30-2S-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

2023 Certified Values				2024 Working Values			
Mkt Land		\$5,000		Mkt Land		\$55,000	
Ag Land		\$2,282		Ag Land		\$2,282	
Building		\$245,987		Building		\$307,137	
XFOB		\$13,088		XFOB		\$14,988	
Just		\$305,575		Just		\$418,625	
Class		\$266,357		Class		\$379,407	
Appraised		\$266,357		Appraised		\$379,407	
SOH Cap [?]		\$57,168		SOH Cap [?]		\$54,794	
Assessed		\$209,189		Assessed		\$328,446	
Exempt	HX HB 13	\$209,189		Exempt	HX HB 13	\$260,396	
Total Taxable		county:\$0 city:\$0 other:\$0 school:\$0		Total Taxable		county:\$64,217 city:\$0 other:\$0 school:\$68,050	

Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
4/25/2023	\$55,000	1489/0193	WD	I	U	37
12/2/2020	\$100	1425/0646	WD	I	U	30
11/19/2020	\$0	1424/1232	PB	I	U	18
11/14/2016	\$200,000	1325/2553	WD	I	Q	01
3/19/2014	\$100	1271/0898	WD	I	U	11
5/21/2009	\$100	1180/1434	WD	I	U	11
2/25/1992	\$75,000	0757/0115	WD	I	U	12
2/22/1991	\$48,900	0742/1269	WD	I	Q	
6/10/1987	\$68,900	0625/0138	WD	I	U	
4/11/1981	\$10,909	0466/0786	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	3600	4600	\$245,987
Sketch	SINGLE FAM (0100)	1974	1296	2083	\$61,150

*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.