

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 21-3S-17-05560-000 (25577) >>

Owner & Property Info

Owner	WOLFORD CRAIG FRANKLIN 1419 NE GUM SWAMP RD LAKE CITY, FL 32055		
Site	1419 NE GUM SWAMP RD, LAKE CITY 1431 NE GUM SWAMP RD		
Description*	COMM NE COR OF NW1/4 OF SE1/4, RUN W 787.24 FT TO A CONC MONU & POB, RUN S 89 DG W 561.12 FT TO A CONC MONU, CONT S 88 DG W 474.22 FT TO A CONC MONU, RUN S 3 DG E 890.78 FT TO N R/W LINE CR-250 (NE GUM SWAMP RD), N 78 DG E ALONG R/W, 174.15 FT N 3 DG W 210 ...more>>>		
Area	18.74 AC	S/T/R	21-3S-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 & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$6,000	Mkt Land	\$6,000
Ag Land	\$4,804	Ag Land	\$4,804
Building	\$137,078	Building	\$158,557
XFOB	\$2,500	XFOB	\$2,500
Just	\$195,798	Just	\$217,277
Class	\$150,382	Class	\$171,861
Appraised	\$150,382	Appraised	\$171,861
SOH Cap [?]	\$52,397	SOH Cap [?]	\$69,916
Assessed	\$104,489	Assessed	\$109,944
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$42,985 city:\$0 other:\$0 school:\$74,489	Total Taxable	county:\$46,945 city:\$0 other:\$0 school:\$79,944

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/19/2014	\$100	1286/1585	WD	I	U	30
5/6/2013	\$100	1254/0824	LE	I	U	30

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	980	1220	\$23,304
Sketch	SINGLE FAM (0100)	1920	1785	2301	\$135,253

*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
0294	SHED WOOD/VINYL	0	\$200.00	1.00	15 x 22
0296	SHED METAL	0	\$600.00	1.00	18 x 22
0070	CARPORT UF	0	\$350.00	1.00	18 x 18
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	2011	\$100.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2011	\$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/ /	\$3,000 /AC	\$3,000
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$3,000
5600	TIMBER 3 (AG)	16.740 AC	1.0000/1.0000 1.0000/ /	\$287 /AC	\$4,804
9910	MKT.VAL.AG (MKT)	16.740 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$50,220

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

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