

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 7/28/2022

Parcel: << **05-6S-17-09607-205 (35253)** >>

Owner & Property Info		Result: 1 of 1	
Owner	NELSON DAVID NELSON CRISTINA 19400 RIDGELAND DR CUTLER BAY, FL 33157		
Site	244 SW SYDNEY NICOLE Ct, LAKE CITY		
Description*	(AKA PRCL E MELISSA'S SECRET GARDENS UNRE DESC AS). COMM AT THE NE COR OF THE NW1/4 RUN S 2202.03 FT, W 581.10 FT. TO POB. CONT W 825.79 FT, N 972.66 FT, E 664.92 FT. TO THE W R/W OF A 60 FT. EASEMENT. THENCE S'EASTERLY ALONG W R/W APPROX. 566.57 FT. TO T ...more>>>		
Area	17.85 AC	S/T/R	05-6S-17E
Use Code**	TIMBERLAND 80-89 (5500)	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			
2021 Certified Values		2022 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$7,533	Ag Land	\$8,068
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$84,951	Just	\$107,100
Class	\$7,533	Class	\$8,068
Appraised	\$7,533	Appraised	\$8,068
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$7,533	Assessed	\$8,068
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,533 city:\$0 other:\$0 school:\$7,533	Total Taxable	county:\$8,068 city:\$0 other:\$0 school:\$8,068



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
4/16/2018	\$93,000	1358/0820	WD	V	Q	01	
10/14/2010	\$65,000	1204/0292	WD	V	U	37	
8/24/2005	\$160,000	1056/1614	WD	V	Q		

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
NONE						

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	
5500	TIMBER 2 (AG)	17.850 AC	1.0000/1.0000 1.0000/ /	\$452 /AC	\$8,068	
9910	MKT.VAL.AG (MKT)	17.850 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$107,100	

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