

Columbia County Property Appraiser
Jeff Hampton

2023 Working Values
updated: 5/4/2023

Parcel: << 26-3S-16-02305-003 (8265) >>

Owner & Property Info

Result: 1 of 1

Owner	HALL SUSAN ROUNTREE 574 NW OLD MILL DR LAKE CITY, FL 32055		
Site	574 NW OLD MILL DR, LAKE CITY		
Description*	AKA PARCEL B MAX RAVNDAL S/D UNREC. COMM NE COR OF SEC, RUN W 1176.97 FT TO W R/W OF A 60 FT PRIVATE RD, S'LY ALONG R/W 160.01 FT, SW ALONG W R/W 38.14 FT, SW 369.14 FT TO PT ON CURVE, SW ALONG CURVE 255.5 FT, S 4 DEG W 196.68 FT, S 76.36 FT FOR POB, CON ...more>>>		
Area	1.59 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAMILY (0100)	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	\$121,500	Mkt Land	\$121,500
Ag Land	\$0	Ag Land	\$0
Building	\$386,060	Building	\$437,482
XFOB	\$20,925	XFOB	\$20,925
Just	\$528,485	Just	\$579,907
Class	\$0	Class	\$0
Appraised	\$528,485	Appraised	\$579,907
SOH Cap [?]	\$0	SOH Cap [?]	\$35,567
Assessed	\$528,485	Assessed	\$544,340
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$478,485 city:\$0 other:\$0 school:\$503,485	Total Taxable	county:\$494,340 city:\$0 other:\$0 school:\$519,340

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
1/31/2020	\$169,000	1404/2482	WD	I	Q	01
4/25/2008	\$100	1149/0296	WD	V	U	01
1/6/2006	\$200,000	1070/1298	WD	V	Q	
11/3/1995	\$52,000	0813/0190	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2021	2780	4639	\$437,482

*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
0070	CARPORT UF	2009	\$1,500.00	750.00	25 x 30
0083	DOCK-LAKE	2009	\$5,865.00	1275.00	0 x 0
0166	CONC,PAVMT	2021	\$13,560.00	4520.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.590 AC)	1.0000/1.0000 1.0000 /	\$121,500 /LT	\$121,500