

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/23/2022

Parcel: << **12-4S-16-02935-111 (13216)** >>

Owner & Property Info

Result: 31 of 81

Owner	FURCHES JOHN W & SANDRA B FURCHES SANDRA B 198 SW CONFEDERATE GLN LAKE CITY, FL 32025		
Site	198 SW CONFEDERATE Gln, LAKE CITY		
Description*	LOTS 10, 11 & 12 CANNON CREEK ESTATES S/D. ORB 729-255, 736-470, 783-1546		
Area	16.41 AC	S/T/R	12-4S-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

2021 Certified Values		2022 Working Values	
Mkt Land	\$172,305	Mkt Land	\$172,305
Ag Land	\$0	Ag Land	\$0
Building	\$150,111	Building	\$176,776
XFOB	\$6,420	XFOB	\$6,420
Just	\$328,836	Just	\$355,501
Class	\$0	Class	\$0
Appraised	\$328,836	Appraised	\$355,501
SOH Cap [?]	\$101,249	SOH Cap [?]	\$121,086
Assessed	\$227,587	Assessed	\$234,415
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total	county:\$177,587	Total	county:\$184,415
Taxable	city:\$0	Taxable	city:\$0
	other:\$0		other:\$0
	school:\$202,587		school:\$209,415



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/21/1992	\$16,418	0783/1546	WD	V	Q	01
11/19/1990	\$14,500	0736/0470	WD	V	Q	01
6/1/1990	\$20,600	0729/0255	WD	V	Q	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	2169	3115	\$176,776

*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
0166	CONC,PAVMT	0	\$4,000.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0258	PATIO	1993	\$420.00	168.00	12 x 14

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	16.410 AC	1.0000/1.0000 1.0000/.7500000 /	\$10,500 /AC	\$172,305

Search Result: 31 of 81

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