

# Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/5/2022

Parcel: << 03-4S-16-02739-239 (11568) >>

## Owner & Property Info

Result: 8 of 12

Owner	MCNAUL BEVERLY H TRUSTEE 604 SW PHILLIPS CIR LAKE CITY, FL 32024		
Site	604 SW PHILLIPS Cir, LAKE CITY		
Description*	LOT 39 TURKEY RUN S/D. WD 1019-1458, WD 1034-1952. WD 1066-1920.		
Area	0.5 AC	S/T/R	03-4S-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	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$132,371	Building	\$143,907
XFOB	\$8,751	XFOB	\$8,751
Just	\$159,122	Just	\$174,658
Class	\$0	Class	\$0
Appraised	\$159,122	Appraised	\$174,658
SOH Cap [?]	\$24,358	SOH Cap [?]	\$35,851
Assessed	\$134,764	Assessed	\$138,807
Exempt	HX HB SX WX \$100,500	Exempt	HX HB SX WX \$100,500
Total Taxable	county:\$34,264 city:\$0 other:\$0 school:\$109,264	Total Taxable	county:\$38,307 city:\$0 other:\$0 school:\$113,307

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2005	\$49,900	1066/1920	WD	V	Q	
1/3/2005	\$48,000	1034/1952	WD	V	U	01
6/24/2004	\$31,000	1019/1458	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1563	2299	\$143,907

\*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
0120	CLFENCE 4	2006	\$1,776.00	296.00	0 x 0
0166	CONC,PAVMT	2006	\$4,095.00	1638.00	0 x 0
0296	SHED METAL	2007	\$2,880.00	240.00	12 x 20

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000