

## Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 6/13/2024

Parcel: &lt;&lt; 25-2S-15-00093-009 (234) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

|              |                                                                                                                                                                                      |              |          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | DAUGHERTY WILLIAM F JR<br>AS TRUSTEE<br>210 NW KISSIMMEE WAY<br>LAKE CITY, FL 32055                                                                                                  |              |          |
| Site         | 210 NW KISSIMMEE WAY, LAKE CITY                                                                                                                                                      |              |          |
| Description* | E1/2 OF NW1/4 OF NE1/4, EX RD R/W ALONG N SIDE & EX W 306.80 FT & EX S 390 FT.<br>ORB 690-30, PROB #00-10-CP ORB 895-1664 THRU 1671, DC 895-1666, 917-272, 919-<br>883, WD 1327-193, |              |          |
| Area         | 7.48 AC                                                                                                                                                                              | S/T/R        | 25-2S-15 |
| Use Code**   | SINGLE FAMILY (0100)                                                                                                                                                                 | 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 &amp; Assessment Values

| 2023 Certified Values |                                                         | 2024 Working Values |                                                         |
|-----------------------|---------------------------------------------------------|---------------------|---------------------------------------------------------|
| Mkt Land              | \$48,620                                                | Mkt Land            | \$48,620                                                |
| Ag Land               | \$0                                                     | Ag Land             | \$0                                                     |
| Building              | \$290,275                                               | Building            | \$304,395                                               |
| XFOB                  | \$34,567                                                | XFOB                | \$34,013                                                |
| Just                  | \$373,462                                               | Just                | \$387,028                                               |
| Class                 | \$0                                                     | Class               | \$0                                                     |
| Appraised             | \$373,462                                               | Appraised           | \$387,028                                               |
| SOH Cap [?]           | \$108,407                                               | SOH Cap [?]         | \$114,021                                               |
| Assessed              | \$265,055                                               | Assessed            | \$273,007                                               |
| Exempt                | HX HB \$50,000                                          | Exempt              | HX HB \$50,000                                          |
| Total Taxable         | county:\$215,055 city:\$0<br>other:\$0 school:\$240,055 | Total Taxable       | county:\$223,007 city:\$0<br>other:\$0 school:\$248,007 |

Aerial Viewer Pictometry Google Maps

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## Sales History

| Sale Date  | Sale Price | Book/Page  | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|------------|------|-----|-----------------------|-------|
| 11/20/2016 | \$100      | 1327 / 193 | WD   | I   | U                     | 11    |
| 12/26/2000 | \$100      | 917 / 272  | WD   | I   | U                     | 01    |
| 6/19/1989  | \$18,000   | 690 / 030  | WD   | V   | Q                     |       |
| 6/14/1989  | \$15,000   | 690 / 031  | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | BARN (8600)       | 1989     | 2400    | 3600      | \$35,220   |
| Sketch      | SINGLE FAM (0100) | 2006     | 1981    | 2879      | \$269,175  |

\*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 &amp; Out Buildings

| Code | Desc       | Year Blt | Value       | Units   | Dims    |
|------|------------|----------|-------------|---------|---------|
| 0166 | CONC,PAVMT | 2006     | \$16,138.00 | 6455.00 | 0 x 0   |
| 0280 | POOL R/CON | 2007     | \$8,455.00  | 198.00  | 9 x 22  |
| 0282 | POOL ENCL  | 2007     | \$3,420.00  | 570.00  | 19 x 30 |
| 0070 | CARPORT UF | 2013     | \$1,500.00  | 1.00    | 0 x 0   |
| 0070 | CARPORT UF | 2022     | \$1,000.00  | 1.00    | x       |
| 0070 | CARPORT UF | 2022     | \$1,500.00  | 1.00    | x       |
| 0070 | CARPORT UF | 2022     | \$2,000.00  | 1.00    | x       |

## Land Breakdown

| Code | Desc      | Units    | Adjustments             | Eff Rate    | Land Value |
|------|-----------|----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 7.480 AC | 1.0000/1.0000 1.0000/ / | \$6,500 /AC | \$48,620   |

Search Result: 1 of 1

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