

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << **03-4S-17-07592-614 (28378)** >>**Owner & Property Info**

Result: 1 of 1

Owner	MCCRADY JAMES H MCCRADY EVELYNE G 465 SE ROSEWOOD CIR LAKE CITY, FL 32025		
Site	465 SE ROSEWOOD CIR, LAKE CITY		
Description*	LOT 14 BLK D EASTSIDE VILLAGE UNIT 6. 902-2249, WD 1065-2658, DC 1191-2171, WD 1239-2717,		
Area	0.21 AC	S/T/R	03-4S-17
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$24,750	Mkt Land	\$24,750
Ag Land	\$0	Ag Land	\$0
Building	\$184,544	Building	\$198,437
XFOB	\$1,280	XFOB	\$1,280
Just	\$210,574	Just	\$224,467
Class	\$0	Class	\$0
Appraised	\$210,574	Appraised	\$224,467
SOH/10% Cap	\$83,049	SOH/10% Cap	\$93,116
Assessed	\$127,525	Assessed	\$131,351
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$77,525	Total Taxable	county:\$81,351
	city:\$0		city:\$0
	other:\$0 school:\$102,525		other:\$0 school:\$106,351

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/15/2012	\$140,000	1239 / 2717	WD	I	Q	01
11/22/2005	\$185,000	1065 / 2658	WD	I	Q	
5/23/2000	\$116,900	902 / 2249	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	1188	2862	\$198,437

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2000	\$1,080.00	720.00	0 x 0
0120	CLFENCE 4	2012	\$200.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.210 AC)	1.1000/1.0000 1.0000/ /	\$24,750 /LT	\$24,750

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