

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 9/1/2022

Parcel: &lt;&lt; 23-4S-16-03095-110 (14826) &gt;&gt;

**Owner & Property Info**

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Owner	<b>SCHRADER KACEY</b> 598 SW GERALD CONNER DR LAKE CITY, FL 32024		
Site	598 SW GERALD CONNER Dr, LAKE CITY		
Description*	LOT 10 CANNON CREEK PLACE UNIT 2. WD 1145-400, WD 1317-1326, WD 1414-2255,		
Area	0.51 AC	S/T/R	24-4S-16E
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	\$142,633	Building	\$167,075
XFOB	\$21,918	XFOB	\$30,669
Just	\$182,551	Just	\$219,744
Class	\$0	Class	\$0
Appraised	\$182,551	Appraised	\$219,744
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$182,551	Assessed	\$219,744
Exempt	\$0	Exempt	HX HB \$50,000
Total Taxable	county:\$182,551 city:\$0 other:\$0 school:\$182,551	Total Taxable	county:\$169,744 city:\$0 other:\$0 school:\$194,744

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales
**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/8/2020	\$219,900	1414/2255	WD	I	Q	01
6/17/2016	\$159,000	1317/1326	WD	I	Q	01
3/7/2008	\$177,800	1145/0400	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2007	1592	2250	\$167,075

\*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	2007	\$4,050.00	1350.00	0 x 0
0280	POOL R/CON	2016	\$23,423.00	429.00	13 x 33
0166	CONC,PAVMT	2016	\$1,196.00	598.00	13 x 46
0169	FENCE/WOOD	2019	\$2,000.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000

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