

COLUMBIA COUNTY

Property Appraiser

Parcel 22-3S-16-02265-003

Owners

MEREDITH RYAN LEE
MEREDITH CHELSEA LEE
216 NW SAMOSET GLN
LAKE CITY, FL 32055

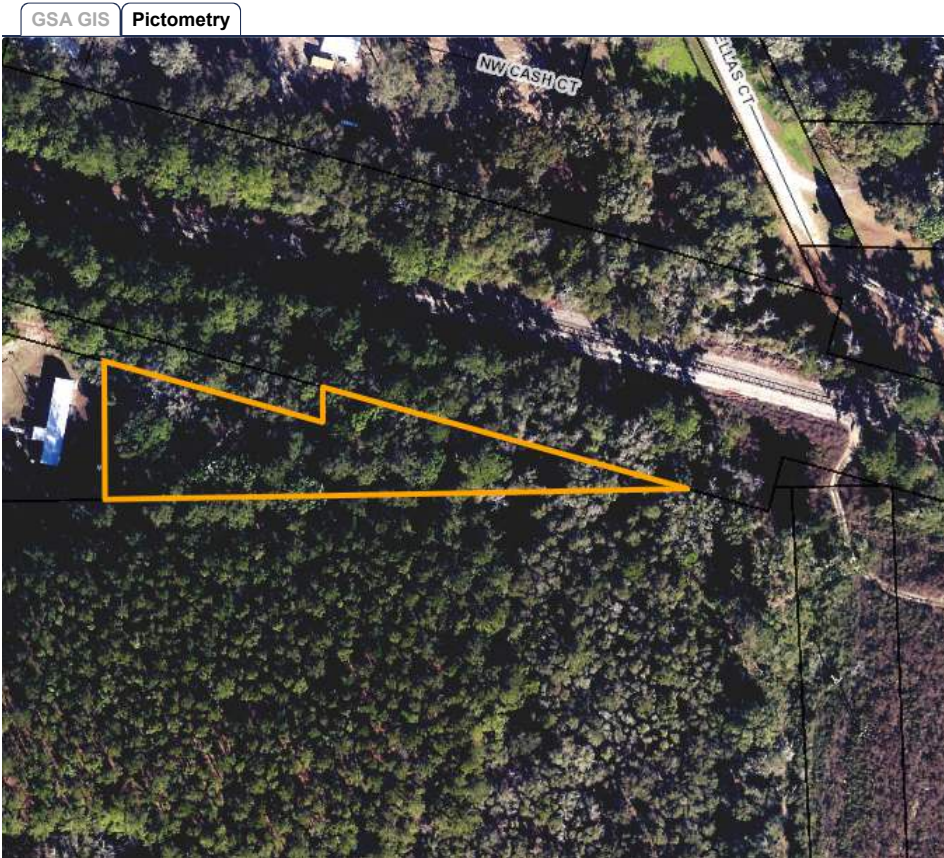
Parcel Summary

Location	216 NW SAMOSET GLN
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Section	22
Township	3S
Range	16
Acreage	.6200
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

(AKA LOTS 29 & 30, LEON
MCCALL'S UNR DESC AS):
COMM SW COR OF SEC, RUN E 735
FT FOR POB, RUN N APPROX 127
FT, SE 202.94 FT, N 31.21 FT
TO S R/W SCL RR, SE ALONG RR
359.31 FT, W 540.56 FT TO POB.

461-503, 583-437, DC 929-1008,
DC 1066-1095, WD 1355-1210,



Working Values

	2025
Total Building	\$44,908
Total Extra Features	\$700
Total Market Land	\$9,300
Total Ag Land	\$0
Total Market	\$54,908
Total Assessed	\$38,520
Total Exempt	\$25,000
Total Taxable	\$13,520
SOH Diff	\$16,388

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$41,064	\$35,498	\$29,696	\$27,150	\$32,539	\$27,489
Total Extra Features	\$700	\$700	\$700	\$700	\$700	\$700
Total Market Land	\$9,300	\$9,300	\$5,906	\$5,901	\$10,858	\$10,858
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$51,064	\$45,498	\$36,302	\$33,751	\$44,097	\$39,047
Total Assessed	\$36,309	\$35,251	\$34,224	\$33,751	\$44,097	\$39,047
Total Exempt	\$25,000	\$25,000	\$25,000	\$25,000	\$0	\$39,047
Total Taxable	\$11,309	\$10,251	\$9,224	\$8,751	\$44,097	\$0
SOH Diff	\$14,755	\$10,247	\$2,078	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1355/1210	2018-03-12	Q	01	WARRANTY DEED	Improved	\$39,000	Grantor: HERMAN & CAROLYN SCOTT Grantee: RYAN LEE & CHELSEA LEE MEREDITH (H/W)
QC 1175/0550	2009-06-15	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: HERMAN L SCOTT Grantee: HERMAN & CAROLYN SCOTT

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
Q3 0425/0031	1979-04-01	Q			Vacant	\$2,400	

Buildings

Building # 1, Section # 1, 27150, SFR

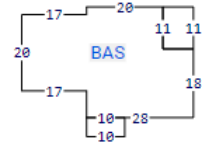
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
Q100	Q1	1064	\$89,817	1983	1983	15.00%	50.00%	50.00%	\$44,908

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	08	WD OR PLY
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	09	PINE WOOD
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,064	100%	1,064
UEP	88	60%	53
UGR	580	45%	261
UOP	50	20%	10



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0294	SHED WOOD/VINYL			1.00	\$0	0	100%	\$400	
0040	BARN,POLE			1.00	\$0	0	100%	\$300	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	RSF/MH-1	.00	.00	0.62	\$15,000.00/AC	0.62	1.00	\$9,300	

Personal Property

None

Permits

None

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 02, 2024.

