

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 6/9/2022

Parcel: << **36-4S-16-03373-008 (16451)** >>

## Owner & Property Info

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|              |                                                                                                                         |              |          |
|--------------|-------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>MCMILLER WILLIAM &amp; JEANETTE</b><br><b>MCMILLER JEANETTE</b><br>629 SW HAMLET CIRCLE<br>LAKE CITY, FL 32024       |              |          |
| Site         | 629 SW HAMLET Cir, LAKE CITY                                                                                            |              |          |
| Description* | LOT 8 SOUTHWOOD ACRES S/D UNIT 3. 460-602, 801-638, CT 1221-2360, WD 1267-667, WD 1300-2504, WD 1351-1763, WD 1393-156, |              |          |
| Area         | 2.31 AC                                                                                                                 | S/T/R        | 36-4S-16 |
| 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 & Assessment Values

| 2021 Certified Values |                                                               | 2022 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$15,107                                                      | Mkt Land            | \$20,790                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$159,860                                                     | Building            | \$169,861                                                     |
| XFOB                  | \$9,036                                                       | XFOB                | \$9,036                                                       |
| Just                  | \$184,003                                                     | Just                | \$199,687                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$184,003                                                     | Appraised           | \$199,687                                                     |
| SOH Cap [?]           | \$28,276                                                      | SOH Cap [?]         | \$39,288                                                      |
| Assessed              | \$155,727                                                     | Assessed            | \$160,399                                                     |
| Exempt                | HX HB \$50,000                                                | Exempt              | HX HB \$50,000                                                |
| Total Taxable         | county:\$105,727<br>city:\$0<br>other:\$0<br>school:\$130,727 | Total Taxable       | county:\$110,399<br>city:\$0<br>other:\$0<br>school:\$135,399 |



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 8/22/2019 | \$100      | 1393/0156 | WD   | I   | U                     | 11    |
| 1/17/2018 | \$165,000  | 1351/1763 | WD   | I   | Q                     | 01    |
| 9/10/2015 | \$153,000  | 1300/2504 | WD   | I   | Q                     | 01    |
| 12/2/2013 | \$105,000  | 1267/0667 | WD   | I   | U                     | 12    |
| 9/26/2011 | \$100      | 1221/2360 | CT   | I   | U                     | 18    |
| 1/31/1995 | \$89,900   | 0801/0638 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1978     | 1901    | 2868      | \$169,861  |

\*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  |
|------|------------|----------|------------|-------|-------|
| 0180 | FPLC 1STRY | 0        | \$2,000.00 | 1.00  | 0 x 0 |
| 0258 | PATIO      | 0        | \$100.00   | 1.00  | 0 x 0 |

|      |            |      |            |         |       |
|------|------------|------|------------|---------|-------|
| 0166 | CONC,PAVMT | 1993 | \$516.00   | 1.00    | 0 x 0 |
| 0166 | CONC,PAVMT | 2009 | \$3,920.00 | 1960.00 | 0 x 0 |
| 0070 | CARPORT UF | 2014 | \$1,500.00 | 1.00    | 0 x 0 |
| 0169 | FENCE/WOOD | 2019 | \$1,000.00 | 1.00    | 0 x 0 |

▼ **Land Breakdown**

| Code | Desc      | Units    | Adjustments                      | Eff Rate    | Land Value |
|------|-----------|----------|----------------------------------|-------------|------------|
| 0100 | SFR (MKT) | 2.310 AC | 1.0000/1.0000 1.0000/.60000000 / | \$9,000 /AC | \$20,790   |

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