

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 11/17/2022

Parcel: << **17-4S-16-03051-013 (45582)** >>**Owner & Property Info**

Result: 2 of 2

Owner	BROOKS AUSTIN CHANCE 479 NW BROOK LOOP LAKE CITY, FL 32055		
Site	1280 SW TOMPKINS St, LAKE CITY		
Description*	COMM NE COR OF SEC, W 437.42 FT, S 28 FT TO MAINT S LINE OF TOMPKINS RD (GRADED), CONT S 981.79 FT FOR POB, S 981.14 FT, W 900 FT, N 981.14 FT, E 900 FT TO POB. 460-212, 709-401, 822-546, CD 823-1810, 840-533, DC 1134-444, WD 1334-848, WD 1446-1988, WD 14 ...more>>>		
Area	20.6 AC	S/T/R	17-4S-16
Use Code**	AC/XFOB (9901)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$278,100	Mkt Land	\$305,910
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$5,200
Just	\$278,100	Just	\$311,110
Class	\$0	Class	\$0
Appraised	\$278,100	Appraised	\$311,110
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$278,100	Assessed	\$311,110
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$278,100	Total Taxable	county:\$311,110
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$278,100		school:\$311,110

Aerial Viewer Pictometry Google Maps

☒ 2022
 ☐ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/2021	\$33,900	1446/1991	WD	V	Q	01
9/1/2021	\$100	1446/1988	WD	V	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
9946	Well	2022	\$2,000.00	1.00	x
0296	SHED METAL	2022	\$3,200.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9901	AC/XFOB (MKT)	10.300 AC	1.0000/1.0000 1.0000/6.0000000 /	\$27,000 /AC	\$278,100

9900	AC NON-AG (MKT)	10.300 AC	1.0000/1.0000 1.0000/.6000000 /	\$2,700 /AC	\$27,810
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