

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/29/2021

Parcel: << **20-3S-16-02203-002 (7423)** >>

Owner & Property Info

Result: 1 of 1

Owner	SMITH ROBERT D & ANDREA G SMITH ANDREA G 2872 NW BROWN RD LAKE CITY, FL 32055		
Site	2872 BROWN RD, LAKE CITY		
Description*	COMM NW COR, RUN S 855.43 FT, SE 60 DEG 677.73 FT FOR POB, CONT SE 60 DEG 1270.11 FT, SW 13 DEG 1109.31 FT, NW 77 DEG 1154.78 FT, N 481.05 FT, E 238.42 FT, N 975.44 FT TO POB. ORB 893-1637,		
Area	33.72 AC	S/T/R	20-3S-16
Use Code**	IMPROVED AG (5000)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$6,742	Mkt Land	\$6,742
Ag Land	\$7,918	Ag Land	\$7,918
Building	\$241,163	Building	\$312,274
XFOB	\$41,516	XFOB	\$41,127
Just	\$534,536	Just	\$605,258
Class	\$297,339	Class	\$368,061
Appraised	\$297,339	Appraised	\$368,061
SOH Cap [?]	\$9,145	SOH Cap [?]	\$26,667
Assessed	\$288,194	Assessed	\$341,394
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$238,194 city:\$238,194 other:\$238,194 school:\$263,194	Total Taxable	county:\$291,394 city:\$0 other:\$0 school:\$316,394



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/15/1999	\$188,900	0893/1637	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	3365	5771	\$312,274

*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
0190	FPLC PF	2004	\$2,400.00	2.00	0 x 0
0280	POOL R/CON	2004	\$9,728.00	512.00	16 x 32
0282	POOL ENCL	2004	\$7,403.00	1645.00	35 x 47
0166	CONC,PAVMT	2004	\$14,346.00	9564.00	0 x 0
0040	BARN,POLE	2005	\$4,000.00	1.00	0 x 0

0040	BARN,POLE	2014	\$3,250.00	1300.00	0 x 0
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▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,742 /AC	\$6,742
6200	PASTURE 3 (AG)	32.720 AC	1.0000/1.0000 1.0000/ /	\$242 /AC	\$7,918
9910	MKT.VAL.AG (MKT)	32.720 AC	1.0000/1.0000 1.0000/ /	\$7,491 /AC	\$245,115

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