Columbia County Property Appraiser Jeff Hampton

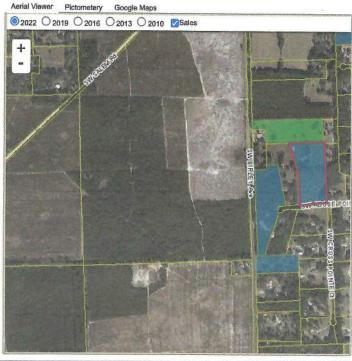
2023 Working Values updated: 5/18/2023

Parcel: << 17-4S-16-03051-108 (14176) >>

Owner & Pi	roperty Info		Result: 1 of 1			
Owner	COTHERN BRENT COTHERN NICOLE R 341 SW ADOBE POINTE LN LAKE CITY, FL 32024					
Site	341 SW ADOBE POINTE LN, LAKE CITY					
Description*	LOT 8 SOUTH POINTE S/D, ALSO A ADJACENT TO SAID LOT DESC AS FT, S 29.52 FT TO NW COR OF SAI 1046-1089, WD 1321-358, WDmor	BEG NE COR OF SAID LO D LOT 8, E 546.15 FT TO P	T 8, N 29,52 FT, W 546,19			
Area	10 AC	S/T/R	17-4S-16			
Use Code**	SINGLE FAMILY (0100)	Tax District	3			

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact youir city or county Planning & Zoning office for specific zoning information.

Property &	Assessment Values			
	2022 Certified Values	2023 Working Values		
Mkt Land	\$87,750	Mkt Land	\$87,750	
Ag Land	\$0	Ag Land	\$0	
Building	\$271,419	Building	\$306,817	
XFOB	\$16,192	XFOB	\$16,192	
Just	\$375,361	Just	\$410,759	
Class	\$0	Class	\$0	
Appraised	\$375,361	Appraised	\$410,759	
SOH Cap [?]	\$0	SOH Cap [?]	\$71,422	
Assessed	\$329,453	Assessed	\$339,337	
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000	
Total Taxable	county:\$279,453 city:\$0 other:\$0 school:\$304,453		county:\$289,337 city:\$0 other:\$0 school:\$314,337	



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCod
9/29/2021	\$498,400	1448/2792	WD	1	Q	01
8/24/2016	\$283,000	1321/0358	WD	1 1	Q	01
5/16/2005	\$350,000	1046/1089	WD	1	Q	
3/22/2002	\$54,900	0950/0069	WD	V	0	99

ding Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	2444	3741	\$306,817

Code	Desc	Year Bit	Value	Units	Dims
0169	FENCE/WOOD	1993	\$2,000.00	1,00	0 x 0
0166	CONC,PAVMT	2002	\$2,192.00	1096.00	0 x 0
0060	CARPORT F	2005	\$3,600.00	720.00	24 x 30
0060	CARPORT F	2005	\$2,400.00	480.00	24 x 20
0030	BARN,MT	2020	\$6,000,00	1.00	x

▼ Land E	▼ Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value		
0100	SFR (MKT)	1.000 LT (10.000 AC)	1.0000/1.0000 1.0000/1,9500000 /	\$87,750 /LT	\$87,750		

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