

Columbia County Property Appraiser  
Jeff Hampton

Parcel: << 28-4S-16-03235-001 (15960) >>

2024 Working Values  
updated: 10/26/2023

Owner & Property Info

Result: 1 of 1

|              |                                                                                                                             |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | PHILLIPS ROSWITHA<br>290 SW DUSK GLEN<br>LAKE CITY, FL 32024                                                                |              |          |
| Site         | 290 SW DUSK GLN, LAKE CITY                                                                                                  |              |          |
| Description* | S 610 FT OF E 760 FT OF W1/2 OF SW1/4, 827-2255, 2258, 832-1275, 847-929, 873-1741, 1742, 935-1325, 938-1424, DC 1487-1909, |              |          |
| Area         | 10.64 AC                                                                                                                    | S/T/R        | 28-4S-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

| 2023 Certified Values |                                                      | 2024 Working Values |                                                      |
|-----------------------|------------------------------------------------------|---------------------|------------------------------------------------------|
| Mkt Land              | \$39,840                                             | Mkt Land            | \$39,840                                             |
| Ag Land               | \$1,796                                              | Ag Land             | \$1,796                                              |
| Building              | \$360,534                                            | Building            | \$356,137                                            |
| XFOB                  | \$11,984                                             | XFOB                | \$11,984                                             |
| Just                  | \$444,358                                            | Just                | \$439,961                                            |
| Class                 | \$414,154                                            | Class               | \$409,757                                            |
| Appraised             | \$414,154                                            | Appraised           | \$409,757                                            |
| SOH Cap [?]           | \$126,323                                            | SOH Cap [?]         | \$113,543                                            |
| Assessed              | \$287,831                                            | Assessed            | \$296,214                                            |
| Exempt                | HX HB DX SX \$105,000                                | Exempt              | HX HB DX SX \$105,000                                |
| Total Taxable         | county:\$182,831 city:\$0 other:\$0 school:\$257,831 | Total Taxable       | county:\$191,214 city:\$0 other:\$0 school:\$266,214 |

▼ Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 10/25/2001 | \$52,500   | 0938/1424 | WD   | V   | Q                     |       |

▼ Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2004     | 3196    | 4143      | \$356,137  |

\*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.

Aerial Viewer   Pictometry   Google Maps  
☒ 2023   ☐ 2022   ☐ 2019   ☐ 2016   ☐ 2013   ☒ Sales



▼ Extra Features & Out Buildings (Codes)

| Code | Desc              | Year Bilt | Value      | Units  | Dims    |
|------|-------------------|-----------|------------|--------|---------|
| 0190 | FPLC PF           | 2004      | \$1,200.00 | 1.00   | 0 x 0   |
| 0070 | CARPORT UF        | 2004      | \$1,080.00 | 360.00 | 12 x 30 |
| 0030 | BARN,MT           | 2004      | \$6,600.00 | 660.00 | 22 x 30 |
| 0166 | CONC,PAVMT        | 2004      | \$1,104.00 | 552.00 | 23 x 24 |
| 0261 | PRCH, UOP         | 2007      | \$600.00   | 1.00   | 0 x 0   |
| 0252 | LEAN-TO W/O FLOOR | 2007      | \$600.00   | 1.00   | 0 x 0   |
| 0296 | SHED METAL        | 2007      | \$800.00   | 1.00   | 0 x 0   |

▼ Land Breakdown

| Code | Desc             | Units    | Adjustments                      | Eff Rate    | Land Value |
|------|------------------|----------|----------------------------------|-------------|------------|
| 0100 | SFR (MKT)        | 6.640 AC | 1.0000/1.0000 1.0000/.75000000 / | \$6,000 /AC | \$39,840   |
| 5500 | TIMBER 2 (AG)    | 4.000 AC | 1.0000/1.0000 1.0000 / /         | \$449 /AC   | \$1,796    |
| 9910 | MKT.VAL.AG (MKT) | 4.000 AC | 1.0000/1.0000 1.0000 / /         | \$8,000 /AC | \$32,000   |