

# Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/10/2022

Parcel: << 06-4S-17-08018-346 (29191) >>

## Owner & Property Info

Result: 7 of 9

Owner	MCBRIDE HENRY A MCBRIDE FRANCES LYNELL 1013 SW YORKTOWN GLN LAKE CITY, FL 32025-0434		
Site	1013 SW YORKTOWN GLN, LAKE CITY		
Description*	LOT 46 GRANDVIEW VILLAGE UNIT 4. WD 1076-2455, WD 1141-1083, CT 1253-1227, WD 1255-1397, QC 1275-728, WD 1283-2614, WD 1370-2554, WD 1394-801,		
Area	0.18 AC	S/T/R	06-4S-17E
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*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	\$12,400	Mkt Land	\$12,400
Ag Land	\$0	Ag Land	\$0
Building	\$138,178	Building	\$133,045
XFOB	\$1,965	XFOB	\$1,965
Just	\$152,543	Just	\$147,410
Class	\$0	Class	\$0
Appraised	\$152,543	Appraised	\$147,410
SOH Cap [?]	\$20,208	SOH Cap [?]	\$11,105
Assessed	\$132,335	Assessed	\$136,305
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$82,335 city:\$82,335 other:\$0 school:\$107,335	Total Taxable	county:\$86,305 city:\$86,305 other:\$0 school:\$111,305

Aerial Viewer

Pictometry

Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/9/2019	\$151,500	1394/0801	WD	I	Q	01
10/16/2018	\$144,900	1370/2554	WD	I	Q	01
10/31/2014	\$113,400	1283/2614	WD	I	Q	01
5/21/2014	\$74,000	1275/0728	QC	I	U	18
5/17/2013	\$0	1255/1397	WD	I	U	11
4/3/2013	\$100	1253/1227	CT	I	U	18
1/18/2008	\$153,000	1141/1083	WD	I	Q	
3/8/2006	\$588,300	1076/2455	WD	V	U	

02 (Multi-Parcel Sale) - show

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2007	1465	2063	\$133,045

\*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
0166	CONC,PAVMT	2007	\$1,965.00	655.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.180 AC)	1.0000/1.0000 1.0000/ /	\$12,400 /LT	\$12,400

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