

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 9/12/2024

Parcel: << 03-4S-17-07572-025 (28234) >>

Owner & Property Info

Result: 1 of 1

Owner	DOHRN WENDY L 270 SE EMERSON CT LAKE CITY, FL 32025		
Site	270 SE EMERSON CT, LAKE CITY		
Description*	COMM SE COR OF NE1/4, RUN W 893.4 FT TO W R/W EMMERSON RD, N ALONG R/W 630.56 FT FOR POB, W 489.41 FT, N 100 FT, E 490.37 FT, S 100 FT TO POB. (AKA LOT 25 EASTBROOK VILLAGE S/D UNIT 2 UNREC). ORB 434-531, 772-891, 773-2071, 776-803, 781-1621.		
Area	1.12 AC	S/T/R	03-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2
*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	\$28,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$104,774	Building	\$114,598
XFOB	\$1,050	XFOB	\$1,050
Just	\$133,824	Just	\$145,648
Class	\$0	Class	\$0
Appraised	\$133,824	Appraised	\$145,648
SOH/10% Cap	\$53,599	SOH/10% Cap	\$60,537
Assessed	\$80,225	Assessed	\$85,111
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$30,225 city:\$0 other:\$0 school:\$55,225	Total Taxable	county:\$35,111 city:\$0 other:\$0 school:\$60,111

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/11/2002	\$65,500	944 / 556	WD	I	Q	
10/26/1993	\$52,700	781 / 1621	WD	I	Q	
6/16/1993	\$37,300	776 / 813	QC	I	U	11
3/17/1993	\$37,200	772 / 891	CT	I	U	11
3/15/1993	\$0	773 / 2071	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1974	1312	1740	\$114,598

\*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2004	\$600.00	1.00	0 x 0
0080	DECKING	1993	\$50.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.120 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

