

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/4/2023

Parcel: << 25-4S-16-03154-102 (15503) >>

Aerial Viewer Pictometry Google Maps

© 2022 © 2019 © 2016 © 2013 © 2010 Sales

Owner & Property Info

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Owner	WELLES TERRANCE & SUE REVOCABLE TRUST 171 SW KING ST LAKE CITY, FL 32024		
Site	171 SW KING ST, LAKE CITY		
Description*	BEG NW COR OF SE1/4 OF SE1/4, RUN S 1383.53 FT TO N R/W LINE KING RD, RUN W ALONG N R/W 1051.85 FT, N 42.84 FT TO S LINE OF SEC, RUN N 1319.89 FT TO S LINE OF OAK RIDGE ESTATES UNIT 3, E 1066.98 FT TO POB. 861-1314, 892-597, WD 1300-351 WD 1342-622,		
Area	33.4 AC	S/T/R	25-4S-16
Use Code**	IMPROVED AG (5000)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$55,000	Mkt Land	\$55,000
Ag Land	\$7,810	Ag Land	\$7,810
Building	\$395,705	Building	\$442,784
XFOB	\$72,859	XFOB	\$71,099
Just	\$879,964	Just	\$925,283
Class	\$531,374	Class	\$576,693
Appraised	\$531,374	Appraised	\$576,693
SOH Cap [?]	\$117,568	SOH Cap [?]	\$151,112
Assessed	\$413,806	Assessed	\$425,581
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total	county:\$363,806 city:\$0	Total	county:\$375,581 city:\$0
Taxable	other:\$0 school:\$388,806	Taxable	other:\$0 school:\$400,581

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/4/2017	\$100	1342/0622	WD	I	U	11
8/19/2015	\$720,000	1300/0351	WD	I	Q	01
6/25/1998	\$183,600	0861/1314	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1999	4257	5718	\$442,784

*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
0030	BARN,MT	1998	\$13,500.00	1.00	60 x 60
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0180	FPLC 1STRY	1999	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	1999	\$2,373.00	1582.00	0 x 0
0169	FENCE/WOOD	1999	\$3,500.00	1.00	0 x 0
0290	POOL R/CON	2000	\$24,640.00	880.00	0 x 0
0040	BARN,POLE	2000	\$4,500.00	1800.00	36 x 50
0166	CONC,PAVMT	2000	\$2,280.00	1520.00	40 x 60
0282	POOL ENCL	2009	\$15,006.00	2501.00	41 x 61
0252	LEAN-TO W/O FLOOR	2014	\$400.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$400.00	1.00	0 x 0
0070	CARPORT UF	2019	\$800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2019	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$55,000
6200	PASTURE 3 (AG)	28.400 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$7,810
9910	MKT.VAL.AG (MKT)	32.400 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$356,400

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