

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 3/9/2020

Parcel: (<<) **17-4S-17-08410-000** (>>)**Owner & Property Info**

Result: 2 of 3

Owner	FORTY SEVEN PROPERTIES INC 796 SE CR 252 LAKE CITY, FL 32025		
Site	3795 US HIGHWAY 441 , LAKE CITY		
Description*	N1/2 OF SE1/4 AS LIES E OF US-41, EX 6 AC OFF E SIDE, (200 FT WIDE). ALSO NE1/4 OF SW1/4 AS LIES NE OF US-441, (BEING A TRIANGULAR-SHAPED PRCL). EX 2.5 AC DESC IN ORB 774-1561 & EX 0.18 AC DESC IN ORB 986-1414 & EX 1 AC DESC IN ORB 1076-2741 & EX 3 AC DESC ...more>>>		
Area	56.3 AC	S/T/R	17-4S-17
Use Code**	PASTURELAN (006200)	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

2019 Certified Values		2020 Working Values	
Mkt Land (0)	\$0	Mkt Land (0)	\$0
Ag Land (1)	\$13,512	Ag Land (1)	\$13,512
Building (0)	\$0	Building (0)	\$0
XFOB (1)	\$1,837	XFOB (1)	\$1,837
Just	\$373,417	Just	\$373,417
Class	\$15,349	Class	\$15,349
Appraised	\$15,349	Appraised	\$15,349
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$15,349	Assessed	\$15,349
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,349 city:\$15,349 other:\$15,349 school:\$15,349	Total Taxable	county:\$15,349 city:\$15,349 other:\$15,349 school:\$15,349

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/1/2016	\$400,000	1321/1010	WD	I	Q	01
4/25/2013	\$100	1253/1707	WD	I	U	11
11/23/2009	\$161,700	1184/1939	WD	I	U	16
11/23/2009	\$161,700	1184/1936	WD	I	U	16
11/23/2009	\$161,700	1184/1933	WD	I	U	16
6/24/2008	\$100	1153/0958	WD	I	U	01
6/24/2008	\$100	1153/0956	WD	I	U	01
6/24/2008	\$100	1153/0954	WD	I	U	01
5/15/1993	\$0	774/1561	WD	I	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E						

▼ **Extra Features & Out Buildings** [\(Codes\)](#)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0031	BARN,MT AE	0	\$1,837.00	1.000	30 x 50 x 0	(000.00)

▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
006200	PASTURE 3 (AG)	56.300 AC	1.00/1.00 1.00/1.00	\$240	\$13,512
009910	MKT.VAL.AG (MKT)	56.300 AC	1.00/1.00 1.00/1.00	\$0	\$371,580

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