

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/25/2023

Parcel: 12-4S-15-00350-000 (1250)

Owner & Property Info		Result: 19 of 21	
Owner	RIVERA MIRELLA LARSON DOUGLAS 388 SW GALLANT LN LAKE CITY, FL 32024		
Site	388 SW GALLANT LN, LAKE CITY		
Description*	NW1/4 OF SW1/4 & THE S 30 FT OF NE1/4 OF SW1/4, EX 0.90 AC DESC ORB 893-2519 & EX 10.06 AC DESC ORB 893-2551 & EX 10.06 AC DESC ORB 893-2560 & EX 10.06 AC DESC ORB 1075-972, 815-28, DC 1371-1227, WD 1467-578		
Area	8.8 AC	S/T/R	12-4S-15
Use Code**	SINGLE FAMILY (0100)	Tax Distncl	3
<small>*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.</small>			

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$10,000	Mkt Land	\$98,000
Ag Land	\$2,420	Ag Land	\$0
Building	\$106,787	Building	\$119,642
XFOB	\$25,800	XFOB	\$25,800
Just	\$230,587	Just	\$243,442
Class	\$145,007	Class	\$0
Appraised	\$145,007	Appraised	\$243,442
SOH Cap [?]	\$95,407	SOH Cap [?]	\$0
Assessed	\$49,600	Assessed	\$243,442
Exempt	Hx HB WX \$25,500	Exempt	\$0
Total Taxable	county: \$24,100 city: \$0 other: \$0 school: \$24,100	Total Taxable	county: \$243,442 city: \$0 other: \$0 school: \$243,442

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/17/2022	\$315,000	1467/0578	WD	I	Q	01
12/15/1995	\$64,000	0815/0028	WD	I	Q	
2/17/1995	\$128,000	0801/2386	WD	I	U	33

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	1536	2240	\$119,642
<small>*Bldg Data 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.</small>					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0258	PATIO	0	\$200.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0296	SHED METAL	1993	\$600.00	1.00	0 x 0
0030	BARN,MT	2005	\$18,000.00	1200.00	30 x 40
0040	BARN,POLE	2005	\$5,000.00	1.00	0 x 0
0169	FENCEWOOD	2016	\$300.00	1.00	0 x 0
0296	SHED METAL	2016	\$200.00	1.00	0 x 0
0296	SHED METAL	2016	\$300.00	1.00	0 x 0

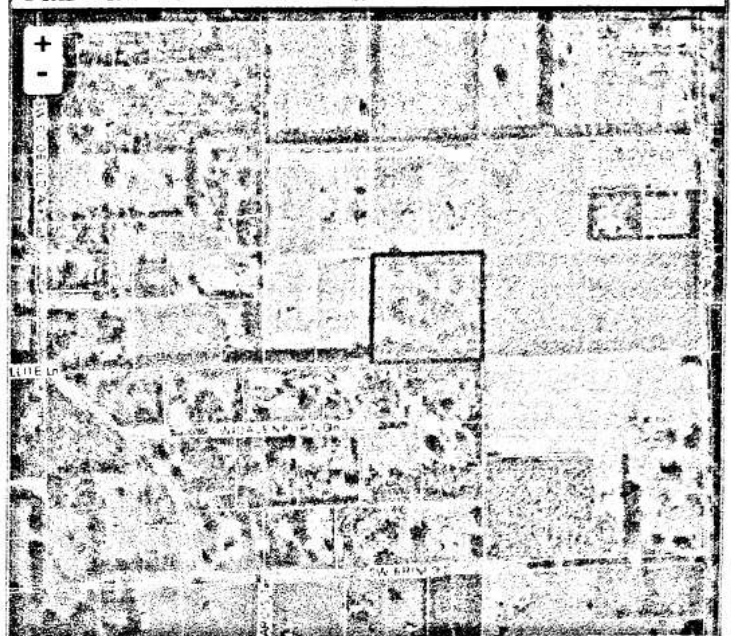
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/1	\$10,000 /AC	\$10,000
0000	VAC RES (MKT)	8.800 AC (7.800 AC)	1.0000/1.0000 1.0000/1	\$10,000 /AC	\$88,000

Search Result: 19 of 21

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Columbia County Building Permit Application – "Owner and Contractor Signature Page"

CODES: 2020 Florida Building Code 7th Edition and the 2017 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

DOUGLAS LARSON
Printed Owners Name
DL# 2101884613
Owners Signature

****Property owners must sign here before any permit will be issued.**

CONTRACTORS AFFIDAVIT: By my signature, I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]
Contractor's Signature

Contractor's License Number CCC1328699
Columbia County
Competency Card Number _____

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2023, who was personally known ☒ or produced ID ☐

Amity Shaw
State of Florida Notary Signature (For the Contractor)

SEAL:



AMITY SHAW
Notary Public
State of Florida

Commission Expires 11/21/2026

(Electronic Signatures Are Accepted.)