Columbia County Property Appraiser

Jeff Hampton

Parcel: << 12-3S-15-00167-212 (528) (>>)

Pictometery

Google Maps

2021 Working Values updated: 7/15/2021

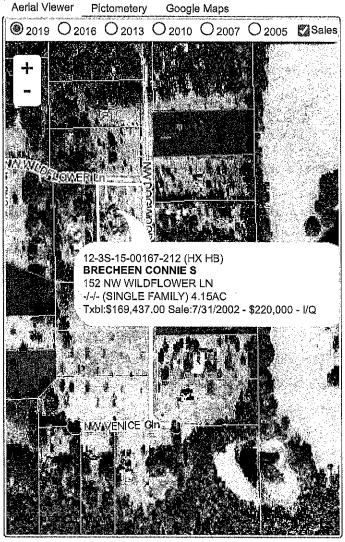
BRECHEEN CONNIE S	*****************************			
Owner BRECHEEN CONNIE S 152 NW WILDFLOWER LN LAKE CITY, FL 32055				
152 NW WILDFLOWER LN, LAKE CITY				
Description* LOT 5 BLOCK B OAKHAVEN S/D UNIT 2. ORB 831 2466,854-1911, 959-269,QC 1270-592				
Area 4.15 AC S/T/R 00				
Use Code** SINGLE FAMILY (0100) Tax District				
	152 NW WILDFLOWER LN LAKE CITY, FL 32055 152 NW WILDFLOWER LN, L LOT 5 BLOCK B OAKHAVEN S/ 2466,854-1911, 959-269,QC 127 1.15 AC SINGLE FAMILY (0100)	152 NW WILDFLOWER LN LAKE CITY, FL 32055 152 NW WILDFLOWER LN, LAKE CITY LOT 5 BLOCK B OAKHAVEN S/D UNIT 2. ORE 2466,854-1911, 959-269,QC 1270-592 4.15 AC S/T/R		

The Description above is not to be used as the Legal Description for this parcel

in any legal transaction.

**The <u>Use Code</u> 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						
2020 Cer	tified V	alues	2021 Working Values			
Mkt Land		\$24,500	Mkt Land	· · · · · · · · · · · · · · · · · · ·	\$24,500	
Ag Land		\$0	Ag Land		\$0	
Building		\$191,931	Building		\$226,895	
XFOB		\$20,986	XFOB		\$20,986	
Just		\$237,417	Just		\$272,381	
Class		\$0	Class		\$0	
Appraised		\$237,417	Appraised		\$272,381	
SOH Cap [?]		\$21,453	SOH Cap [?]		\$52,944	
Assessed		\$215,964	Assessed		\$219,437	
Exempt	НХ НЗ	\$50,000	Exempt	НХ НВ	\$50,000	
Total	, -	:\$165,964 :\$165,964	Total	county	:\$169,437 city:\$0	
Taxable	other	:\$165,964 :\$190,964		school	other:\$0 :\$194,437	



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/18/2014	\$0	1270/0592	QC	l	U	11
7/31/2002	\$220,000	0959/0269	WD	I	Q	100) d prior prior prior (1 mandria prior
3/6/1998	\$177,900	0854/1911	WD	ı	Q	and a control many policinal on paying paying plays
12/11/1996	\$24,500	0831/2466	WD	V	Q	***************************************

Building Characteristics Bldg Sketch Description* Year Blt Base SF Actual SF Bldg Value Sketch SINGLE FAM (0100) 1997 2740 3186 \$218,229 BARNS (8600) Sketch 1997 864 1188 \$8,666

*Bidg 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.

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	1997	\$1,298.00	865,00	0 x 0
0280	POOL R/CON	2000	\$10,944.00	576,00	16 x 36
0282	POOL ENCL	2000	\$5,400.00	2000.00	40 x 50

	0296	SHED METAL	2005	\$500.00	1.00	0 x 0
	0252	LEAN-TO W/O FLOOR	2016	\$100.00	1.00	0 x 0
	0169	FENCE/WOOD	2016	\$800.00	1.00	0 x 0
	0252	LEAN-TO W/O FLOOR	2016	\$504.00	336.00	14 x 24
	0252	LEAN-TO W/O FLOOR	2016	\$240.00	160.00	8 x 20

▼ Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value		
0100	SFR (MKT)	1.000 LT (4.150 AC)	1.0000/1.0000 1.0000/ /	\$24,500 /LT	\$24,500		

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