

# Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 7/15/2021

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

## Owner & Property Info

Owner	<b>BRECHEN CONNIE S</b> 152 NW WILDFLOWER LN LAKE CITY, FL 32055		
Site	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	3

\*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

2020 Certified Values		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	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$165,964 city:\$165,964 other:\$165,964 school:\$190,964	Total Taxable	county:\$169,437 city:\$0 other:\$0 school:\$194,437

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/18/2014	\$0	1270/0592	QC	I	U	11
7/31/2002	\$220,000	0959/0269	WD	I	Q	
3/6/1998	\$177,900	0854/1911	WD	I	Q	
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
Sketch	BARN (8600)	1997	864	1188	\$8,666

\*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
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