

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 4/21/2022

Parcel: << **28-3S-16-02372-113 (8995)** >>**Owner & Property Info**

Result: 5 of 9

|              |                                                                                              |              |           |
|--------------|----------------------------------------------------------------------------------------------|--------------|-----------|
| Owner        | <b>KENDRICK LARRY D<br/>KENDRICK PEGGY H</b><br>3630 FIRST AVE<br>FERNANDINA BEACH, FL 32034 |              |           |
| Site         | 453 NW EMERALD LAKES Dr, LAKE CITY                                                           |              |           |
| Description* | LOT 13 EMERALD LAKES S/D. 790-859, 813-980.                                                  |              |           |
| Area         | 0.84 AC                                                                                      | S/T/R        | 28-3S-16E |
| Use Code**   | SINGLE FAMILY<br>(0100)                                                                      | 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**

| 2021 Certified Values |                                                               | 2022 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$19,800                                                      | Mkt Land            | \$24,200                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$146,082                                                     | Building            | \$160,608                                                     |
| XFOB                  | \$19,227                                                      | XFOB                | \$19,227                                                      |
| Just                  | \$185,109                                                     | Just                | \$204,035                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$185,109                                                     | Appraised           | \$204,035                                                     |
| SOH Cap [?]           | \$0                                                           | SOH Cap [?]         | \$415                                                         |
| Assessed              | \$185,109                                                     | Assessed            | \$204,035                                                     |
| Exempt                | \$0                                                           | Exempt              | \$0                                                           |
| Total Taxable         | county:\$185,109<br>city:\$0<br>other:\$0<br>school:\$185,109 | Total Taxable       | county:\$203,620<br>city:\$0<br>other:\$0<br>school:\$204,035 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 11/9/1995 | \$115,900  | 0813/0980 | WD   | I   | Q                     |       |
| 5/16/1994 | \$16,500   | 0790/0859 | WD   | V   | Q                     |       |

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1995     | 2029    | 2834      | \$160,608  |

\*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    |
|------|------------|----------|------------|---------|---------|
| 0166 | CONC,PAVMT | 1995     | \$2,465.00 | 1643.00 | 0 x 0   |
| 0180 | FPLC 1STRY | 1995     | \$2,000.00 | 1.00    | 0 x 0   |
| 0280 | POOL R/CON | 1996     | \$9,728.00 | 512.00  | 32 x 16 |
| 0166 | CONC,PAVMT | 1996     | \$1,209.00 | 806.00  | 0 x 0   |
| 0282 | POOL ENCL  | 1996     | \$3,825.00 | 850.00  | 0 x 0   |

**▼ Land Breakdown**

| Code | Desc      | Units               | Adjustments                      | Eff Rate     | Land Value |
|------|-----------|---------------------|----------------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.840 AC) | 1.0000/1.0000 1.0000/1.1000000 / | \$24,200 /LT | \$24,200   |

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