

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 4/27/2023

Parcel: << 08-4S-16-02816-033 (12259) >>

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

Owner & Property Info

Result: 2 of 4

Owner	MCKEE KAREN MCKEE JOSEPH 2903 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	2903 SW PINEMOUNT RD, LAKE CITY 2901 SW PINEMOUNT RD		
Description*	LOT 3 WEST BEND ESTATES & ALSO BEG AT SW COR LOT 1 WESTBEND ESTATES, RUN E 604.14 FT, N 223.85 FT TO S R/W CR-252, SAID PT BEING ON A CURVE, RUN NE'RLY ALONG CURVE, 61.89 FT, S 645.32 FT, W 664.85 FT TO W LINE OF SEC, N ALONG SEC LINE 406.08 FT TO POB. 97 ...more>>>		
Area	7.84 AC	S/T/R	08-4S-16
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

2022 Certified Values		2023 Working Values	
Mkt Land	\$45,360	Mkt Land	\$56,700
Ag Land	\$0	Ag Land	\$0
Building	\$222,303	Building	\$256,294
XFOB	\$14,640	XFOB	\$16,390
Just	\$282,303	Just	\$329,384
Class	\$0	Class	\$0
Appraised	\$282,303	Appraised	\$329,384
SOH Cap [?]	\$17,777	SOH Cap [?]	\$0
Assessed	\$264,526	Assessed	\$267,888
Exempt	HX HB \$50,000	Exempt	HX HB 13 \$267,888
Total Taxable	county:\$214,526 city:\$0 other:\$0 school:\$239,526	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/8/2022	\$380,000	1470/2204	WD	I	Q	01
12/18/2020	\$100	1427/1322	WD	I	U	11
4/22/2019	\$100	1383/2118	WD	I	U	11
5/25/2018	\$255,000	1361/0171	WD	I	Q	01
3/19/2014	\$180,000	1271/0993	WD	I	Q	01

5/5/2003

\$97,500

0982/1876

WD

I

Q

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	2886	3258	\$256,294

*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	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$830.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2006	\$1,296.00	192.00	12 x 16
0252	LEAN-TO W/O FLOOR	2014	\$50.00	1.00	0 x 0
0070	CARPORT UF	2014	\$100.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$50.00	1.00	0 x 0
0130	CLFENCE 5	2019	\$2,000.00	1.00	0 x 0
0031	BARN,MT AE	2019	\$6,864.00	624.00	24 x 26
0120	CLFENCE 4	2020	\$1,000.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	7.100 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$49,700
0000	VAC RES (MKT)	1.000 LT (0.740 AC)	1.0000/1.0000 1.0000/ /	\$7,000 /LT	\$7,000

Search Result: 2 of 4

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