

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 2/10/2022

Parcel: << **26-3S-16-02305-102 (8270)** >>

## Owner & Property Info

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Owner	<b>NELSON STEVEN M</b> <b>NELSON TASSIE E</b> 246 NW SECLUDED GLN LAKE CITY, FL 32055		
Site	246 NW SECLUDED Gln, LAKE CITY		
Description*	LOT 2 MAX RAVNDAL S/D UNREC. COMM NE COR OF SEC, RUN W 1114.22 FT, S 193.91 FT, NE 500.34 FT FOR POB, CONT E 142.79 FT, SE ALONG CURVE 495.39 FT, SW 734.24 FT, NW 560.56 FT, NE 1003.77 FT TO POB. 801-918, 834-1501,		
Area	11.18 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAMILY (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	\$62,608	Mkt Land	\$62,608
Ag Land	\$0	Ag Land	\$0
Building	\$335,899	Building	\$331,593
XFOB	\$5,259	XFOB	\$5,259
Just	\$403,766	Just	\$399,460
Class	\$0	Class	\$0
Appraised	\$403,766	Appraised	\$399,460
SOH Cap [?]	\$85,753	SOH Cap [?]	\$71,907
Assessed	\$318,013	Assessed	\$327,553
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total	county:\$268,013	Total	county:\$277,553
Taxable	city:\$0 other:\$0 school:\$293,013	Taxable	city:\$0 other:\$0 school:\$302,553



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/1997	\$38,500	0834/1501	WD	V	Q	
1/30/1995	\$37,000	0801/0917	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1998	3006	4774	\$331,593

\*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	1998	\$1,509.00	1006.00	0 x 0
0170	FPLC 2STRY	1998	\$2,750.00	1.00	0 x 0

0260	PAVEMENT-ASPHALT	2017	\$1,000.00	1.00	0 x 0
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▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	11.180 AC	1.0000/1.0000 1.0000/ /	\$5,600 /AC	\$62,608

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