

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/7/2023

Parcel: << 03-4S-16-02739-220 (11548) >>

Owner & Property Info

Result: 1 of 1

Owner	MCCRANIE JULIAN H JR TRUSTEE OF THE MCCRANIE FAMILY TRUST P O BOX 1945 LAKE CITY, FL 32056		
Site	475 SW PHILLIPS CIR, LAKE CITY		
Description*	LOT 20 TURKEY RUN S/D. 972-1854, WD 1006-2329, WD 1304-1412,		
Area	0.5 AC	S/T/R	03-4S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$203,841	Building	\$232,843
XFOB	\$3,160	XFOB	\$3,160
Just	\$229,001	Just	\$264,003
Class	\$0	Class	\$0
Appraised	\$229,001	Appraised	\$264,003
SOH Cap [?]	\$60,076	SOH Cap [?]	\$90,010
Assessed	\$168,925	Assessed	\$173,993
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$118,925 city:\$0 other:\$0 school:\$143,925	Total Taxable	county:\$123,993 city:\$0 other:\$0 school:\$148,993

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/12/2015	\$100	1304/1412	WD	I	U	11
2/6/2004	\$145,000	1006/2329	WD	I	Q	
1/22/2003	\$155,000	0972/1854	WD	V	U	02 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	1897	3476	\$232,843

*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	2004	\$3,160.00	1580.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

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