

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 3/17/2022

Parcel: << **30-4S-17-08898-103 (32828)** >>**Owner & Property Info**

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|              |                                                                                                    |              |           |
|--------------|----------------------------------------------------------------------------------------------------|--------------|-----------|
| Owner        | <b>STEWART ROBERT &amp; ELLEN<br/>STEWART ELLEN</b><br>135 SW NIGHTSHADE DR<br>LAKE CITY, FL 32024 |              |           |
| Site         | 135 SW NIGHTSHADE Dr, LAKE CITY                                                                    |              |           |
| Description* | LOT 3 WESTER WOODS, PHASE 1. WD 1044-332,<br>WD 1076-402, WD 1241-1328, WD 1247-504,               |              |           |
| Area         | 1.25 AC                                                                                            | S/T/R        | 30-4S-17E |
| 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              | \$18,000                                                     | Mkt Land            | \$18,000                                                      |
| Ag Land               | \$0                                                          | Ag Land             | \$0                                                           |
| Building              | \$149,175                                                    | Building            | \$157,942                                                     |
| XFOB                  | \$4,125                                                      | XFOB                | \$4,125                                                       |
| Just                  | \$171,300                                                    | Just                | \$180,067                                                     |
| Class                 | \$0                                                          | Class               | \$0                                                           |
| Appraised             | \$171,300                                                    | Appraised           | \$180,067                                                     |
| SOH Cap [?]           | \$25,411                                                     | SOH Cap [?]         | \$29,801                                                      |
| Assessed              | \$145,889                                                    | Assessed            | \$150,266                                                     |
| Exempt                | HX HB \$50,000                                               | Exempt              | HX HB \$50,000                                                |
| Total Taxable         | county:\$95,889<br>city:\$0<br>other:\$0<br>school:\$120,889 | Total Taxable       | county:\$100,266<br>city:\$0<br>other:\$0<br>school:\$125,266 |

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 |
|------------|------------|---------------------------|------|-----|-----------------------|-------|
| 12/27/2012 | \$38,000   | <a href="#">1247/0504</a> | WD   | I   | U                     | 37    |
| 9/10/2012  | \$38,000   | <a href="#">1241/1328</a> | WD   | I   | U                     | 37    |
| 2/28/2006  | \$219,000  | <a href="#">1076/0402</a> | WD   | I   | Q                     |       |
| 4/19/2005  | \$59,800   | <a href="#">1044/0332</a> | WD   | V   | U                     | 08    |

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 2005     | 1705    | 3633      | \$157,942  |

\*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 | 2005     | \$4,125.00 | 1650.00 | 0 x 0 |

**▼ Land Breakdown**

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|------|-------|-------------|----------|------------|
|------|------|-------|-------------|----------|------------|

|      |           |                     |                         |              |          |
|------|-----------|---------------------|-------------------------|--------------|----------|
| 0100 | SFR (MKT) | 1.000 LT (1.250 AC) | 1.0000/1.0000 1.0000/ / | \$18,000 /LT | \$18,000 |
|------|-----------|---------------------|-------------------------|--------------|----------|

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