

Columbia County Property Appraiser
Jeff Hampton**2024 Working Values**

updated: 2/1/2024

Parcel: << 14-5S-15-00459-211 (1963) >>

Owner & Property Info

Result: 1 of 1

Owner	BROWN JACOB P BROWN LAUREN M 345 SW MONTEGO AVE LAKE CITY, FL 32024		
Site	345 SW MONTEGO AVE, LAKE CITY		
Desc*	COMM 5 FT W OF SW COR OF LOT 1 THE CROSSROADS S/D, RUN S 1132.29 FT FOR POB, RUN E 2492.03 FT, S 598.04 FT, W 1309.44 FT, N 536.98 FT, W 1218.01 FT, N 60 FT TO POB. (AKA LOT 11 TIMBER RIDGE S/D UNREC). 785-2400, PB 03-127, CP 982-2470-2480, PR 993-1535, WD 1000-817, WD 1354-979, <<<less		
Area	19.38 AC	S/T/R	14-5S-15
Use Code**	IMPROVED AG (5000)	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

2023 Certified Values				2024 Working Values			
Mkt Land		\$30,000		Mkt Land		\$30,000	
Ag Land		\$4,014		Ag Land		\$4,014	
Building		\$292,726		Building		\$289,199	
XFOB		\$15,712		XFOB		\$15,003	
Just		\$448,718		Just		\$444,482	
Class		\$342,452		Class		\$338,216	
Appraised		\$342,452		Appraised		\$338,216	
SOH Cap [?]		\$99,353		SOH Cap [?]		\$87,944	
Assessed		\$243,099		Assessed		\$250,272	
Exempt	HX HB	\$50,000		Exempt	HX HB	\$50,000	
Total Taxable		county:\$193,099 city:\$0 other:\$0 school:\$218,099		Total Taxable		county:\$200,272 city:\$0 other:\$0 school:\$225,272	

▼ Sales History

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
2/27/2018	\$335,000	1354/0979	WD	I	Q	01
11/17/2003	\$57,000	1000/0817	WD	I	Q	
9/2/2003	\$100	0993/1535	PR	I	U	03
1/28/1994	\$33,000	0785/2400	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2588	4560	\$289,199

*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
0296	SHED METAL	1994	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2005	\$1,250.00	500.00	20 x 25
0280	POOL R/CON	2005	\$9,563.00	253.00	11 x 23
0282	POOL ENCL	2005	\$2,790.00	465.00	15 x 31
0060	CARPORT F	2013	\$600.00	1.00	0 x 0
0070	CARPORT UF	2013	\$300.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$30,000
6200	PASTURE 3 (AG)	7.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$1,925
5600	TIMBER 3 (AG)	7.380 AC	1.0000/1.0000 1.0000/ /	\$283 /AC	\$2,089
9910	MKT.VAL.AG (MKT)	18.380 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$110,280

Search Result: 1 of 1

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