

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/2/2021

Parcel: << **01-4S-16-02697-000 (10954)** >>

Owner & Property Info

Result: 1 of 1

Owner	PEELER EARL P O BOX 2238 LAKE CITY, FL 32056		
Site	1258 SW SISTERS WELCOME Rd, LAKE CITY		
Description*	BEG NW COR OF SW1/4 OF SE1/4, RUN S 724.82 FT, E 208.73 FT, S 208.73 FT TO A PT ON N R/W OF A 60-FT RD, RUN E 316.40 FT TO W R/W CR-341, SAID PT BEING ON A CURVE, NE'LY ALONG CURVE 19.51 FT, CONT NE ALONG R/W 1066.99 FT TO N LINE OF SW1/4 OF SE1/4, RUN W 1 ...more>>>		
Area	12.07 AC	S/T/R	01-4S-16
Use Code**	IMPROVED AG (5000)	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	\$27,600	Mkt Land	\$27,600
Ag Land	\$2,689	Ag Land	\$2,689
Building	\$367,630	Building	\$362,976
XFOB	\$82,157	XFOB	\$80,560
Just	\$615,849	Just	\$609,598
Class	\$480,076	Class	\$473,825
Appraised	\$480,076	Appraised	\$473,825
SOH Cap [?]	\$51,954	SOH Cap [?]	\$32,940
Assessed	\$428,122	Assessed	\$440,885
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$378,122 city:\$0 other:\$0 school:\$403,122	Total Taxable	county:\$390,885 city:\$0 other:\$0 school:\$415,885



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/28/2007	\$100	1139/1639	QC	I	U	06
8/24/2006	\$100	1093/2628	WD	I	U	06
5/5/2004	\$464,000	1015/0038	WD	I	U	06
10/7/1999	\$50,000	0890/0464	WD	I	U	01
8/14/1996	\$105,000	0826/1944	WD	I	U	07

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1999	4383	5841	\$362,976

*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
0030	BARN,MT	2007	\$24,000.00	2000.00	40 x 60

0166	CONC,PAVMT	2009	\$1,800.00	1.00	0 x 0
0169	FENCE/WOOD	2009	\$600.00	1.00	0 x 0
0070	CARPORT UF	2009	\$900.00	1.00	0 x 0
0327	STABLES-SMALL	2009	\$2,000.00	1.00	0 x 0
0080	DECKING	2009	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2009	\$1,200.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2009	\$200.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$13,020.00	8680.00	8 x 1085
0040	BARN,POLE	2009	\$1,800.00	1.00	0 x 0
0280	POOL R/CON	2013	\$18,140.00	612.00	17 x 36
0282	POOL ENCL	2014	\$10,800.00	2000.00	40 x 50
0169	FENCE/WOOD	2014	\$300.00	1.00	0 x 0
0040	BARN,POLE	2014	\$4,800.00	1920.00	40 x 48

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$13,800 /AC	\$27,600
5600	TIMBER 3 (AG)	10.070 AC	1.0000/1.0000 1.0000/ /	\$267 /AC	\$2,689
9910	MKT.VAL.AG (MKT)	10.070 AC	1.0000/1.0000 1.0000/ /	\$13,750 /AC	\$138,462

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