

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/14/2024

Parcel: << **12-4S-16-02941-118 (13354)** >>**Owner & Property Info**

Result: 1 of 1

Owner	KATHLEEN M ANDERSON TRUST DATED MAY 3, 1999 940 MEADOW LARK LN MERRITT ISLAND, FL 32953		
Site	126 SW COLONIAL PL, LAKE CITY		
Description*	LOT 18 SOUTHERN LANDINGS AVIATION S/D. WD 1035-2569, WD 1395-192, WD 1500-733		
Area	0.54 AC	S/T/R	12-4S-16
Use Code**	SFRES/HANGER (0149)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$28,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$31,640	Building	\$48,373
XFOB	\$0	XFOB	\$2,400
Just	\$59,640	Just	\$78,773
Class	\$0	Class	\$0
Appraised	\$59,640	Appraised	\$78,773
SOH Cap [?]	\$2,683	SOH Cap [?]	\$0
Assessed	\$59,640	Assessed	\$78,773
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$56,957 city:\$0 other:\$0 school:\$59,640	Total Taxable	county:\$78,773 city:\$0 other:\$0 school:\$78,773

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/4/2023	\$150,000	1500/0733	WD	I	Q	01
9/20/2019	\$18,500	1395/0192	WD	V	Q	01
1/11/2005	\$50,000	1035/2569	WD	V	U	08

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	AIR HANGAR (8500)	2020	2000	2000	\$48,373

*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	2023	\$2,400.00	800.00	x

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
9401	HANGER/SFR (MKT)	1.000 LT (0.540 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

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