

# Columbia County Property Appraiser

Jeff Hampton

**2020 Working Values**

updated: 7/20/2020

Parcel: << **23-4S-16-03095-113** >>

## Owner & Property Info

Result: 2 of 47

Owner	<b>PARRIS MICHAEL &amp; BRANDY</b> 631 SW GERALD CONNER DR LAKE CITY, FL 32024		
Site	631 GERALD CONNER DR, LAKE CITY		
Description*	LOT 13 CANNON CREEK PLACE UT 2 WD 1281-1602, WD 1343-80,		
Area	0.5 AC	S/T/R	24-4S-16E
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$13,000	Mkt Land (1)	\$18,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$129,507	Building (1)	\$140,276
XFOB (1)	\$1,840	XFOB (2)	\$3,040
Just	\$144,347	Just	\$161,316
Class	\$0	Class	\$0
Appraised	\$144,347	Appraised	\$161,316
SOH Cap [?]	\$0	SOH Cap [?]	\$10,952
Assessed	\$144,347	Assessed	\$150,364
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$94,347 city:\$94,347 other:\$94,347 school:\$119,347	Total Taxable	county:\$100,364 city:\$100,364 other:\$100,364 school:\$125,364

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/15/2017	\$155,000	1343/0080	WD	I	Q	01
9/15/2014	\$55,000	1281/1602	WD	V	Q	01

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2015	1482	2148	\$140,276

\*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	Condition (% Good)
0166	CONC,PAVMT	2015	\$1,840.00	920.000	0 x 0 x 0	(000.00)
0296	SHED METAL	2019	\$1,200.00	1.000	0 x 0 x 0	(000.00)

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	1.000 LT - (0.500 AC)	1.00/1.00 1.00/1.00	\$18,000	\$18,000

