

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 11/9/2023

Parcel: << 28-3S-17-05813-000 (25866) >>

Owner & Property Info

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | NGUYEN HAI<br>NGUYEN THI<br>166 NW WYOMING WAY<br>LAKE CITY, FL 32055   |              |          |
| Site         | 239 NE ROSE TER, LAKE CITY  |              |          |
| Description* | LOT 12 BLOCK 14 CAROLYN HEIGHTS S/D. 870-2202, QC 1099-1394, DC 1170-814, CT 1452-1587, CT 1452-2509, WD 1459-62, |              |          |
| Area         | 0.26 AC   | S/T/R        | 28-3S-17 |
| Use Code**   | SINGLE FAMILY (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

| 2023 Certified Values |                           | 2024 Working Values |                           |
|-----------------------|---------------------------|---------------------|---------------------------|
| Mkt Land              | \$8,400                   | Mkt Land            | \$8,400                   |
| Ag Land               | \$0                       | Ag Land             | \$0                       |
| Building              | \$81,948                  | Building            | \$81,948                  |
| XFOB                  | \$1,500                   | XFOB                | \$1,500                   |
| Just                  | \$91,848                  | Just                | \$91,848                  |
| Class                 | \$0                       | Class               | \$0                       |
| Appraised             | \$91,848                  | Appraised           | \$91,848                  |
| SOH Cap [?]           | \$0                       | SOH Cap [?]         | \$0                       |
| Assessed              | \$91,848                  | Assessed            | \$91,848                  |
| Exempt                | \$0                       | Exempt              | \$0                       |
| Total                 | county:\$91,848 city:\$0  | Total               | county:\$91,848 city:\$0  |
| Taxable               | other:\$0 school:\$91,848 | Taxable             | other:\$0 school:\$91,848 |

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 2/3/2022   | \$85,000   | 1459/0062 | WD   | I   | U                     | 12    |
| 11/17/2021 | \$0        | 1452/2509 | CT   | I   | U                     | 18    |
| 11/16/2021 | \$53,000   | 1452/1587 | CT   | I   | U                     | 18    |
| 10/9/2006  | \$8,300    | 1099/1394 | QC   | I   | U                     | 01    |

Building Characteristics

|             |                   |          |         |           |            |
|-------------|-------------------|----------|---------|-----------|------------|
| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
| Sketch      | SINGLE FAM (0100) | 1965     | 1416    | 1539      | \$81,948   |

\*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  |
|------|------------|----------|------------|-------|-------|
| 0190 | FPLC PF    | 0        | \$1,200.00 | 1.00  | 0 x 0 |
| 0166 | CONC,PAVMT | 1994     | \$100.00   | 1.00  | 0 x 0 |
| 0120 | CLFENCE 4  | 2012     | \$200.00   | 1.00  | 0 x 0 |

Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate    | Land Value |
|------|-----------|---------------------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.260 AC) | 1.0000/1.0000 1.0000/ / | \$8,400 /LT | \$8,400    |