

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/21/2024

Parcel: &lt;&lt; 24-4S-16-03104-038 (14985) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	KERCADO GEORGE KERCADO RACHEL 171 SW BETH DR LAKE CITY, FL 32024		
Site	171 SW BETH DR, LAKE CITY		
Description*	LOT 37 CANNON CREEK ACRES S/D. ORB 462-361, 633-703, 734-836, 825-2512,		
Area	1.002 AC	S/T/R	24-4S-16
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 and Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$146,863	Building	\$146,863
XFOB	\$6,617	XFOB	\$6,617
Just	\$183,480	Just	\$183,480
Class	\$0	Class	\$0
Appraised	\$183,480	Appraised	\$183,480
SOH/10% Cap	\$84,957	SOH/10% Cap	\$82,001
Assessed	\$98,523	Assessed	\$101,479
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$48,523 city:\$0 other:\$0 school:\$73,523	Total Taxable	county:\$51,479 city:\$0 other:\$0 school:\$76,479

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

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
8/1/1996	\$75,000	825 / 2512	WD	I	Q	
10/26/1990	\$60,000	734 / 836	WD	I	Q	
9/28/1987	\$46,500	633 / 703	WD	I	Q	
5/1/1987	\$5,000	622 / 348	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	1968	2454	\$146,863

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0210	GARAGE U	0	\$1,774.00	1.00	24 x 28
0166	CONC,PAVMT	1993	\$2,153.00	1435.00	0 x 0
0169	FENCE/WOOD	1993	\$990.00	1.00	0 x 0
0081	DECKING WITH RAILS	2019	\$500.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.002 AC)	1.0000/1.0000 1.0000/1	\$30,000 /LT	\$30,000

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