

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 8/18/2022

Parcel: << **33-3S-16-02438-135 (9788)** >>**Owner & Property Info**

Result: 1 of 1

Owner	<b>CARNER KENNETH R</b> <b>CARNER SHERYL A</b> 306 SW WOODLEAF CT LAKE CITY, FL 32024		
Site	306 SW WOODLEAF Ct, LAKE CITY		
Description*	LOT 35 EMERALD COVE S/D PHS 2. WD 1078-1558, QC 1274-2256, QC 1360-2463, WD 1363-1489, WD 1377-2668		
Area	0.51 AC	S/T/R	33-3S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*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	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$225,665	Building	\$240,796
XFOB	\$4,068	XFOB	\$4,068
Just	\$247,733	Just	\$266,864
Class	\$0	Class	\$0
Appraised	\$247,733	Appraised	\$266,864
SOH Cap [?]	\$39,833	SOH Cap [?]	\$52,727
Assessed	\$207,900	Assessed	\$214,137
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$157,900 city:\$0 other:\$0 school:\$182,900	Total Taxable	county:\$164,137 city:\$0 other:\$0 school:\$189,137

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/24/2019	\$247,700	1377/2668	WD	I	Q	01
6/27/2018	\$11,500	1363/1489	WD	V	U	37
5/23/2018	\$100	1360/2463	QC	V	U	11
5/19/2014	\$100	1274/2256	QC	V	U	11
3/23/2006	\$360,000	1078/1558	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	2019	1870	2777	\$240,796

\*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
0294	SHED WOOD/VINYL	2019	\$384.00	192.00	12 x 16
0166	CONC,PAVMT	2019	\$3,684.00	1842.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000

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