

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/7/2023

Parcel: << 29-2S-16-01777-141 (5826) >>

Owner & Property Info

Result: 1 of 1

Owner	VRASTIL WILLIAM R 176 NW CAMBRIDGE HILL WAY LAKE CITY, FL 32055		
Site	176 NW CAMBRIDGE HILL WAY, LAKE CITY		
Description*	LOTS 40 & 41 SUWANNEE VALLEY FARMS S/D PHS 2. 1080-76, WD 1083-370, WD 1383-1424, QC 1425-195,		
Area	10.02 AC	S/T/R	29-2S-16
Use Code**	IMPROVED AG (5000)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$7,038	Mkt Land	\$7,038
Ag Land	\$2,475	Ag Land	\$2,475
Building	\$283,588	Building	\$309,606
XFOB	\$68,544	XFOB	\$70,044
Just	\$421,270	Just	\$448,788
Class	\$361,645	Class	\$389,163
Appraised	\$361,645	Appraised	\$389,163
SOH Cap [?]	\$34,240	SOH Cap [?]	\$50,510
Assessed	\$327,405	Assessed	\$338,653
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$272,405 city:\$0 other:\$0 school:\$297,405	Total Taxable	county:\$283,653 city:\$0 other:\$0 school:\$308,653

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
10/22/2020	\$100	1425/0195	QC	I	U	11
4/26/2019	\$400,000	1383/1424	WD	I	Q	01
5/5/2006	\$95,000	1083/0370	WD	V	Q	
4/11/2006	\$98,000	1080/0876	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2011	2645	3294	\$309,606

*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
0020	BARN,FR	2008	\$60,000.00	1.00	60 x 60
0180	FPLC 1STRY	2011	\$2,000.00	1.00	0 x 0
0169	FENCE/WOOD	2013	\$100.00	1.00	0 x 0
0214	GRN HOUSE	2013	\$1,944.00	1080.00	20 x 54
0040	BARN,POLE	2020	\$4,500.00	1.00	x
0169	FENCE/WOOD	2022	\$1,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.020 AC	1.0000/1.0000 1.0000/1.0000000 /	\$6,900 /AC	\$7,038
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,475
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$6,900 /AC	\$62,100