

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 3/2/2023

Parcel: << **15-7S-17-09990-006 (37229)** >>

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 ☒ Sales**Owner & Property Info**

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|              |                                                                                                                                                                                                                     |              |          |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>HARRISON RHYS JAMES</b><br>170 SE HOPPERGRASS GLN<br>HIGH SPRINGS, FL 32643                                                                                                                                      |              |          |
| Site         | 170 SE HOPPERGRASS GLN, HIGH SPRINGS                                                                                                                                                                                |              |          |
| Description* | COMM NW COR OF SEC, E 100 FT TO E R/W US-441, S ALONG R/W 20 FT TO POB, CONT S 172.10 FT, E 516.66 FT, N 172.10 FT, W 516.89 FT TO POB. 743-1191, 760-1832,2196, 958-2503, WD 1315-814, WD 1379-1384, WD 1410-2778, |              |          |
| Area         | 2.04 AC                                                                                                                                                                                                             | S/T/R        | 15-7S-17 |
| 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**

| 2022 Certified Values |                                                               | 2023 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$20,400                                                      | Mkt Land            | \$20,400                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$158,640                                                     | Building            | \$156,340                                                     |
| XFOB                  | \$42,980                                                      | XFOB                | \$45,515                                                      |
| Just                  | \$222,020                                                     | Just                | \$222,255                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$222,020                                                     | Appraised           | \$222,255                                                     |
| SOH Cap [?]           | \$30,049                                                      | SOH Cap [?]         | \$24,525                                                      |
| Assessed              | \$191,971                                                     | Assessed            | \$197,730                                                     |
| Exempt                | HX HB \$50,000                                                | Exempt              | HX HB \$50,000                                                |
| Total Taxable         | county:\$141,971<br>city:\$0<br>other:\$0<br>school:\$166,971 | Total Taxable       | county:\$147,730<br>city:\$0<br>other:\$0<br>school:\$172,730 |

**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 4/30/2020 | \$215,000  | 1410/2778 | WD   | I   | Q                     | 01    |
| 3/1/2019  | \$194,000  | 1379/1384 | WD   | I   | Q                     | 01    |
| 5/17/2016 | \$165,000  | 1315/0814 | WD   | I   | Q                     | 01    |
| 7/24/2002 | \$97,000   | 0958/2503 | WD   | I   | Q                     |       |
| 3/20/1991 | \$0        | 0743/1191 | QC   | V   | U                     | 01    |

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1990     | 1512    | 1832      | \$156,340  |

\*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    |
|------|-----------------|----------|-------------|--------|---------|
| 0166 | CONC,PAVMT      | 1993     | \$880.00    | 440.00 | 20 x 22 |
| 0294 | SHED WOOD/VINYL | 1993     | \$1,000.00  | 100.00 | 10 x 10 |
| 0210 | GARAGE U        | 1993     | \$12,000.00 | 600.00 | 24 x 25 |
| 0251 | LEAN TO W/FLOOR | 1993     | \$1,225.00  | 350.00 | 14 x 25 |
| 0280 | POOL R/CON      | 2003     | \$27,418.00 | 512.00 | 16 x 32 |
| 0166 | CONC,PAVMT      | 2003     | \$1,496.00  | 748.00 | 0 x 0   |
| 0120 | CLFENCE 4       | 2003     | \$1,496.00  | 272.00 | 8 x 34  |

#### ▼ Land Breakdown

| Code | Desc      | Units    | Adjustments             | Eff Rate     | Land Value |
|------|-----------|----------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 2.040 AC | 1.0000/1.0000 1.0000/ / | \$10,000 /AC | \$20,400   |

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