

Columbia County Property Appraiser
Jeff Hampton**2023 Working Values**

updated: 5/11/2023

Parcel: << 06-4S-17-08094-000 (29517) >>

Owner & Property Info

Result: 3 of 3

Owner	GAUSE WANDA F P O BOX 968 LAKE CITY, FL 32056		
Site	602 SW CHAPEL HILL ST, LAKE CITY		
Desc*	LOT 1 BLOCK E CHAPEL HILLS S/D UNIT 1. DC 1403-510, LE 1403-514,		
Area	0.344 AC	S/T/R	06-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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		\$15,000		Mkt Land		\$18,500	
Ag Land		\$0		Ag Land		\$0	
Building		\$173,197		Building		\$198,248	
XFOB		\$1,750		XFOB		\$1,750	
Just		\$189,947		Just		\$218,498	
Class		\$0		Class		\$0	
Appraised		\$189,947		Appraised		\$218,498	
SOH Cap [?]		\$71,527		SOH Cap [?]		\$96,525	
Assessed		\$118,420		Assessed		\$121,973	
Exempt	HX HB	\$50,000		Exempt	HX HB	\$50,000	
Total Taxable		county:\$68,420 city:\$68,420 other:\$0 school:\$93,420		Total Taxable		county:\$71,973 city:\$71,973 other:\$0 school:\$96,973	

▼ Sales History

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
1/9/2020	\$100	1403/0514	LE	I	U	14

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1968	2775	3652	\$198,248

*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	0	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$750.00	1.00	8 x 15
0120	CLFENCE 4	1993	\$500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.344 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

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