## **Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 26-3S-16-02309-013 (46174) >>

Owner & Property Info Result: 1 of 1 PATEL PRAVINCHANDRA J PATEL NIRMALA 3144 W US HWY 90 Owner LAKE CITY, FL 32055 Site 545 NW FAIRWAY DR, LAKE CITY LOT 13 FAIRWAY VIEW S/D UNIT I & BEG SE COR OF SAID LOT 13, N 150 FT, E 25 FT, S 150 FT, W 25 FT TO POB. 451-252, 781-58, 885-1031, 899-1274, WD 1493-1016 Description\* S/T/R 0.596 AC 26-3S-16 Area Use Code\*\* SINGLE FAMILY (0100) Tax District 2

\*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> 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 & A	Assessment Values			
:	2023 Certified Values	2024 Working Values		
Mkt Land	\$40,500	Mkt Land	\$40,500	
Ag Land	\$0	Ag Land	\$0	
Building	\$0	Building	\$438,404	
XFOB	\$0	XFOB	\$0	
Just	\$40,500	Just	\$478,904	
Class	\$0	Class	\$0	
Appraised	\$40,500	Appraised	\$478,904	
SOH Cap [?]	\$9,067	SOH Cap [?]	\$5,924	
Assessed	\$40,500	Assessed	\$478,904	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$31,433 city:\$0 other:\$0 school:\$40,500		county:\$472,980 city:\$0 other:\$0 school:\$478,904	



▼ Sales History							
Sale Date Sale Price		Book/Page	Deed	V/I	Qualification (Codes)	RCode	
6/20/2023	\$25,000	1493/1016	WD	V	Q	04	
3/22/2000	\$31,500	0899/1274	WD	V	Q		
7/29/1999	\$31,000	0885/1031	WD	V	Q		
10/8/1993	\$15,000	0781/0058	WD	V	ll ll	12	

▼ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	2023	3317	4708	\$438,404	
*Bidg 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							
Code	Desc	Year Blt	Value	Units	Dims		
NONE							

▼ La	▼ Land Breakdown							
Cod	ode	Desc	Units	Adjustments	Eff Rate	Land Value		
010	00	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/1.0800000 /	\$32,400 /LT	\$32,400		
000	000	VAC RES (MKT)	0.250 LT (0.086 AC)	1.0000/1.0000 1.0000/1.0800000 /	\$32,400 /LT	\$8,100		

Search Result: 1 of 1

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2024 Working Values

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