

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 1/30/2025

Parcel: << 13-5S-16-03604-002 (17634) >>

Owner & Property Info

Result: 1 of 1

Owner	WILLIAMS SYLVIA REVOCABLE TR 769 SW OLD WIRE RD LAKE CITY, FL 32024		
Site	769 SW OLD WIRE RD, LAKE CITY		
Description*	BEG AT INTERS OF E R/W OF OLD WIRE RD & N LINE OF SEC, RUN S 884.16 FT, E 795 FT, N 550 FT W 135 FT, N 334.16 FT, W 660 FT TO POB EX PART OF 10 ACRES DESC IN ORB 1092-2528 & EX .42 AC FOR C RD R/W TAKEN DESC IN 1201-1884, 1046-2224, WD 1370-2576, DC 1376-2 ...more>>>		
Area	6.58 AC	S/T/R	13-5S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$10,000	Mkt Land	\$10,000
Ag Land	\$2,505	Ag Land	\$2,505
Building	\$155,024	Building	\$155,024
XFOB	\$46,609	XFOB	\$46,609
Just	\$267,433	Just	\$267,433
Class	\$214,138	Class	\$214,138
Appraised	\$214,138	Appraised	\$214,138
SOH/10% Cap	\$36,931	SOH/10% Cap	\$31,865
Assessed	\$177,207	Assessed	\$182,273
Exempt	98 HX HB \$177,207	Exempt	98 HX HB \$182,273
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/7/2019	\$100	1378 / 558	WD	I	P	98
10/15/2018	\$100	1370 / 2576	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MODULAR 1 (0210)	2007	2280	3876	\$155,024

\*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

Code	Desc	Year Blt	Value	Units	Dims
0031	BARN,MT AE	2007	\$36,000.00	2400.00	40 x 60
0190	FPLC PF	2009	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2009	\$1,320.00	120.00	0 x 0
0166	CONC,PAVMT	2009	\$1,089.00	484.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0201	MOD HOME (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$10,000
5500	TIMBER 2 (AG)	5.580 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$2,505
9910	MKT.VAL.AG (MKT)	5.580 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$55,800

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