

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 1/20/2022

Parcel: << 05-5S-17-09116-115 (33424) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	DUNN JOHN F DUNN FRANCES E 871 SW HILL CREEK DR LAKE CITY, FL 32025		
Site	871 SW HILL CREEK Dr, LAKE CITY		
Description*	LOT 15 HILLS AT ROSE CREEK S/D PHASE 1. WD 1017-825, WD 1050-603, QC 1366-1940,		
Area	5.03 AC	S/T/R	32-4S-17E
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

2021 Certified Values			2022 Working Values		
Mkt Land	\$36,000		Mkt Land	\$36,000	
Ag Land	\$0		Ag Land	\$0	
Building	\$485,470		Building	\$477,389	
XFOB	\$17,678		XFOB	\$17,678	
Just	\$539,148		Just	\$531,067	
Class	\$0		Class	\$0	
Appraised	\$539,148		Appraised	\$531,067	
SOH Cap [?]	\$89,407		SOH Cap [?]	\$67,834	
Assessed	\$449,741		Assessed	\$463,233	
Exempt	HX HB \$50,000		Exempt	HX HB \$50,000	
Total	county:\$399,741		Total	county:\$413,233	
Taxable	city:\$0		Taxable	city:\$0	
	other:\$0			other:\$0	
	school:\$424,741			school:\$438,233	



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/8/2018	\$0	1366/1940	QC	I	U	11
6/24/2005	\$65,000	1050/0603	WD	V	Q	
5/28/2004	\$39,900	1017/0825	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	4028	8077	\$477,389

*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
0180	FPLC 1STRY	2006	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$14,538.00	4846.00	0 x 0
0166	CONC,PAVMT	2007	\$1,140.00	380.00	19 x 20

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.030 AC)	1.0000/1.0000 1.0000/ /	\$36,000 /LT	\$36,000

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