

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/5/2023

Retrieve Tax Record

2022 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: &lt;&lt; 27-4S-16-03199-480 (15758) &gt;&gt;

Aerial Viewer Pictometry Google Maps

## Owner &amp; Property Info

Result: 1 of 1

|              |                                                                                                                         |              |          |
|--------------|-------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | STEPHENS CAROL K TRUSTEE<br>279 SW BRANDY WAY<br>LAKE CITY, FL 32024                                                    |              |          |
| Site         | 279 SW BRANDY WAY, LAKE CITY                                                                                            |              |          |
| Description* | LOT 80 SPRINGFIELD ESTATES PHASE 3. ORB 757-2378, 859-308, 974-58, 974-58, (DC 1201-373 BOBBY F STEPHENS) WD 1258-1806, |              |          |
| Area         | 0.483 AC                                                                                                                | S/T/R        | 27-4S-16 |
| 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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2022 Certified Values |                                                             | 2023 Working Values |                                                             |
|-----------------------|-------------------------------------------------------------|---------------------|-------------------------------------------------------------|
| Mkt Land              | \$22,000                                                    | Mkt Land            | \$22,000                                                    |
| Ag Land               | \$0                                                         | Ag Land             | \$0                                                         |
| Building              | \$112,817                                                   | Building            | \$112,817                                                   |
| XFOB                  | \$4,032                                                     | XFOB                | \$4,032                                                     |
| Just                  | \$138,849                                                   | Just                | \$138,849                                                   |
| Class                 | \$0                                                         | Class               | \$0                                                         |
| Appraised             | \$138,849                                                   | Appraised           | \$138,849                                                   |
| SOH Cap [?]           | \$41,565                                                    | SOH Cap [?]         | \$38,646                                                    |
| Assessed              | \$97,284                                                    | Assessed            | \$100,203                                                   |
| Exempt                | HX HB WX \$50,500                                           | Exempt              | HX HB WX \$50,500                                           |
| Total Taxable         | county:\$46,784<br>city:\$0<br>other:\$0<br>school:\$71,784 | Total Taxable       | county:\$49,703<br>city:\$0<br>other:\$0<br>school:\$74,703 |



## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 6/19/2013 | \$100      | 1258/1806 | WD   | I   | U                     | 11    |
| 5/21/1998 | \$70,000   | 0859/0308 | WD   | I   | Q                     |       |
| 3/17/1992 | \$60,000   | 0757/2378 | WD   | I   | U                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1992     | 1238    | 2234      | \$112,817  |

\*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 &amp; Out Buildings (Codes)

| Code | Desc            | Year Blt | Value      | Units   | Dims    |
|------|-----------------|----------|------------|---------|---------|
| 0166 | CONC,PAVMT      | 0        | \$1,436.00 | 1026.00 | 18 x 57 |
| 0294 | SHED WOOD/VINYL | 1993     | \$630.00   | 140.00  | 10 x 14 |
| 0060 | CARPORT F       | 1993     | \$1,666.00 | 476.00  | 14 x 34 |
| 0120 | CLFENCE 4       | 2014     | \$300.00   | 1.00    | 0 x 0   |