

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 4/17/2020

Parcel: << **10-4S-16-02856-121** >>**Owner & Property Info**

Result: 1 of 11

Owner	MASTERS CHRISTOPHER L & CANDACE L MASTERS 254 SW TIMBER RIDGE DR LAKE CITY, FL 32024		
Site	254 TIMBER RIDGE DR, LAKE CITY		
Description*	LOT 21 TIMBERLANDS S/D PHASE 1 WD 1134-1698, WD 1162-2632, WD 1329-1175,		
Area	0.5 AC	S/T/R	10-4S-16
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$13,960	Mkt Land (1)	\$16,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$146,963	Building (1)	\$150,256
XFOB (2)	\$6,640	XFOB (2)	\$6,640
Just	\$167,563	Just	\$172,896
Class	\$0	Class	\$0
Appraised	\$167,563	Appraised	\$172,896
SOH Cap [?]	\$7,984	SOH Cap [?]	\$9,647
Assessed	\$159,579	Assessed	\$163,249
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$109,579 city:\$109,579 other:\$109,579 school:\$134,579	Total Taxable	county:\$113,249 city:\$113,249 other:\$113,249 school:\$138,249

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 ☒ Sales**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/20/2017	\$186,000	1329/1175	WD	I	Q	01
11/25/2008	\$186,700	1162/2632	WD	I	Q	
10/10/2007	\$468,000	1134/1698	WD	V	U	02 (Multi-Parcel Sale) - show

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2008	2216	3072	\$146,963

*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	Condition (% Good)
0166	CONC,PAVMT	2008	\$3,540.00	1180.000	0 x 0 x 0	(000.00)
0169	FENCE/WOOD	2014	\$3,100.00	1.000	0 x 0 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

000100	SFR (MKT)	1.000 LT - (0.500 AC)	1.00/1.00 1.00/1.00	\$13,960	\$13,960
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