

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 12/8/2020

Parcel: << **25-4S-16-03167-021** >>

## Owner & Property Info

Result: 1 of 1

Owner	COLLINS CURTIS D & HALA J COLLINS 195 SW TIMBERLAND CT LAKE CITY, FL 32024		
Site	452 COUNTY ROAD 242 , LAKE CITY		
Description*	LOTS 1 & 3 PEELERS REPLAT OF LOT 2 BLOCK B PLANTATION EST EX BEG SW COR OF SAID LOT 2, E 131.05 FT TO SE COR OF LOT 2 S 137.01 FT TO SE COR OF LOT 3 W 129 FT, N 136.64 TO POB. WD 1353-514, WD 1418-1573,		
Area	0.94 AC	S/T/R	25-4S-16
Use Code**	SINGLE FAM (000100)	Tax District	2

\*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

2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$19,433	Mkt Land (1)	\$19,433
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (1)	\$178,593
XFOB (0)	\$0	XFOB (1)	\$2,520
Just	\$19,433	Just	\$200,546
Class	\$0	Class	\$0
Appraised	\$19,433	Appraised	\$200,546
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,433	Assessed	\$200,546
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,433 city:\$19,433 other:\$19,433 school:\$19,433	Total Taxable	county:\$200,546 city:\$200,546 other:\$200,546 school:\$200,546



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/2020	\$229,900	1418/1573	WD	I	Q	01
2/7/2018	\$22,800	1353/0514	WD	V	Q	01

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2020	1771	2684	\$178,593

\*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	2020	\$2,520.00	1120.000	0 x 0 x 0	(000.00)

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

000100

SFR (MKT)

1.500 LT - (0.940 AC)

1.00/1.00 1.00/1.00

\$12,956

\$19,433

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