

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/31/2022

Parcel: << 10-4S-16-02866-003 (12614) >>

Owner & Property Info

Result: 1 of 1

Owner	ODUM CHRISTOPHER A ODUM DAWN M 180 SW JUSTIN GLEN LAKE CITY, FL 32024		
Site	180 SW JUSTIN Gln, LAKE CITY		
Description*	COMM SE COR OF N1/2 OF SE1/4 OF SE1/4, RUN W 555 FT FOR POB, RUN N 199.88 FT, E 185 FT, S 199.88 FT, W 185 FT TO POB. (AKA LOT 2 LAUREL MEADOWS EST UNR). ORB 424-675, PROB#03-297-CP ORB 999-1891 THRU 1899. WD 1085-1048		
Area	0.8 AC	S/T/R	10-4S-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 & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$105,906	Building	\$111,848
XFOB	\$6,110	XFOB	\$6,110
Just	\$130,016	Just	\$135,958
Class	\$0	Class	\$0
Appraised	\$130,016	Appraised	\$135,958
SOH Cap [?]	\$20,055	SOH Cap [?]	\$22,698
Assessed	\$109,961	Assessed	\$113,260
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$59,961 city:\$0 other:\$0 school:\$84,961	Total Taxable	county:\$63,260 city:\$0 other:\$0 school:\$88,260

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/26/2006	\$115,000	1085/1048	WD	I	Q	
4/1/1977	\$32,500	0377/0478	03	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1977	1643	2380	\$111,848

*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
0166	CONC,PAVMT	0	\$150.00	1.00	0 x 0
0296	SHED METAL	1993	\$400.00	80.00	8 x 10
0296	SHED METAL	1993	\$960.00	192.00	12 x 16

Aerial Viewer Pictometry Google Maps



0166	CONC,PAVMT	0	\$3,100.00	1240.00	0 x 0
0120	CLFENCE 4	2019	\$1,500.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.800 AC)	1.0000/1.0000 1.0000/ /	\$18,000 /LT	\$18,000

Search Result: 1 of 1

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