

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 1/26/2023

Parcel: << 12-5S-16-03589-018 (45473) >>

Owner & Property Info

Result: 1 of 2

Owner	BROWN RAYMOND S BROWN RHONDA E 4479 SW COUNTY ROAD 240 LAKE CITY, FL 32024		
Site	4479 SW COUNTY ROAD 240, LAKE CITY		
Description*	COMM NE COR OF SE1/4 OF NW1/4, W 362 FT FOR POB, RUN S 763.10 FT TO N R/W CR-240, W ALONG R/W 333.93 FT, N 752.93 FT, E 320 FT TO POB. 724-200, 951-739, 962-680, WD 1419-221, WD 1463-1955,		
Area	5.63 AC	S/T/R	12-5S-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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$27,800	Mkt Land	\$56,300
Ag Land	\$0	Ag Land	\$0
Building	\$254,828	Building	\$254,828
XFOB	\$1,996	XFOB	\$1,996
Just	\$284,624	Just	\$313,124
Class	\$0	Class	\$0
Appraised	\$284,624	Appraised	\$313,124
SOH Cap [?]	\$120,563	SOH Cap [?]	\$115,641
Assessed	\$164,061	Assessed	\$197,483
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$114,061 city:\$0 other:\$0 school:\$139,061	Total Taxable	county:\$147,483 city:\$0 other:\$0 school:\$172,483

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/6/2022	\$42,000	1463/1955	WD	V	Q	03
9/2/2020	\$295,000	1419/0221	WD	I	Q	01
9/10/2002	\$13,000	0962/0680	WD	V	U	06
4/10/2002	\$22,600	0951/0739	WD	V	U	06
7/3/1990	\$19,900	0724/0200	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	2484	3614	\$254,828

*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	2003	\$1,896.00	948.00	0 x 0
0080	DECKING	2014	\$100.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.780 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$27,800
0000	VAC RES (MKT)	2.850 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$28,500

