

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/15/2024

Parcel: << 28-4S-16-03231-008 (15940) >>

Owner & Property Info

Result: 4 of 21

Owner	MCRAE CHRISTOPHER P 243 SW SUMAC LN LAKE CITY, FL 32024		
Site	243 SW SUMAC LN, LAKE CITY		
Description*	SW1/4 OF NE1/4 OF SE1/4. 809-2064, WD 1025-344, QC 1163-916, WD 1163-918,		
Area	10 AC	S/T/R	28-4S-16
Use Code**	IMPROVED AG (5000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$8,000	Mkt Land	\$8,000
Ag Land	\$4,041	Ag Land	\$4,041
Building	\$85,430	Building	\$92,447
XFOB	\$5,340	XFOB	\$5,340
Just	\$170,770	Just	\$177,787
Class	\$102,811	Class	\$109,828
Appraised	\$102,811	Appraised	\$109,828
SOH/10% Cap	\$46,158	SOH/10% Cap	\$51,597
Assessed	\$56,653	Assessed	\$58,231
Exempt	HX HB \$31,653	Exempt	HX HB \$33,231
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$31,653	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$33,231

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/3/2008	\$67,500	1163 / 918	WD	V	Q	
12/3/2008	\$100	1163 / 916	QC	V	U	01
8/23/2004	\$56,285	1025 / 344	WD	V	Q	
8/25/1995	\$32,900	809 / 2064	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2009	1296	1512	\$92,447

*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

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	2009	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2009	\$1,740.00	696.00	0 x 0
0296	SHED METAL	2009	\$2,200.00	200.00	10 x 20
0080	DECKING	2014	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$8,000
5500	TIMBER 2 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$4,041
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$72,000

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