

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 6/24/2021

Parcel: << **18-4S-17-08466-106 (31503)** >>

Owner & Property Info

Result: 1 of 1

Owner	BAHR MICHAEL BAHR SHUWEI 576 SW BRODERICK DR LAKE CITY, FL 32025		
Site	576 SW BRODERICK DR, LAKE CITY		
Description*	LOT 6 SADDLE OF THE SOUTH ESTATES S/D. 751-2137, 802-1441, 828-1884, WD 1020-588, WD 1093-1027, WD 1330-1042, WD 1378-2670		
Area	0 AC	S/T/R	18-4S-17
Use Code**	SINGLE FAMILY (0100)	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	\$14,996		Mkt Land	\$15,000	
Ag Land	\$0		Ag Land	\$0	
Building	\$124,364		Building	\$134,283	
XFOB	\$12,003		XFOB	\$12,003	
Just	\$151,363		Just	\$161,286	
Class	\$0		Class	\$0	
Appraised	\$151,363		Appraised	\$161,286	
SOH Cap [?]	\$0		SOH Cap [?]	\$7,804	
Assessed	\$151,363		Assessed	\$153,482	
Exempt	HX H3	\$50,000	Exempt	HX HB	\$50,000
Total	county:\$101,363		Total	county:\$103,482	
Taxable	city:\$101,363		Taxable	city:\$0	
	other:\$101,363			other:\$0	
	school:\$126,363			school:\$128,482	



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/25/2019	\$174,900	1378/2670	WD	I	Q	01
1/27/2017	\$162,000	1330/1042	WD	I	Q	01
8/21/2006	\$195,000	1093/1027	WD	I	Q	
7/6/2004	\$140,000	1020/0588	WD	I	Q	
9/26/1996	\$13,000	0828/1884	WD	V	Q	
3/3/1995	\$50,000	0802/1441	WD	V	U	35

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1997	1720	2440	\$134,283

*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	1997	\$3,303.00	2202.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$1,500.00	1.00	0 x 0

0070	CARPORT UF	2019	\$7,200.00	1440.00	24 x 60
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▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000

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