

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**

updated: 10/19/2023

Parcel: << 03-6S-16-03767-316 (19186) >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

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|              |                                                                                  |              |          |
|--------------|----------------------------------------------------------------------------------|--------------|----------|
| Owner        | ROSA EDDIE<br>ROSA NORMA IRIS AYALA<br>152 EBENEZER RD<br>FAYETTEVILLE, GA 30215 |              |          |
| Site         |                                                                                  |              |          |
| Description* | LOT 16 SEDGEFIELD S/D PHASE 3. WD 1078-68.                                       |              |          |
| Area         | 5 AC                                                                             | S/T/R        | 03-6S-16 |
| Use Code**   | VACANT (0000)                                                                    | 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              | \$42,500                                                    | Mkt Land            | \$42,500                                                    |
| Ag Land               | \$0                                                         | Ag Land             | \$0                                                         |
| Building              | \$0                                                         | Building            | \$0                                                         |
| XFOB                  | \$0                                                         | XFOB                | \$0                                                         |
| Just                  | \$42,500                                                    | Just                | \$42,500                                                    |
| Class                 | \$0                                                         | Class               | \$0                                                         |
| Appraised             | \$42,500                                                    | Appraised           | \$42,500                                                    |
| SOH Cap [?]           | \$6,200                                                     | SOH Cap [?]         | \$2,570                                                     |
| Assessed              | \$42,500                                                    | Assessed            | \$42,500                                                    |
| Exempt                | \$0                                                         | Exempt              | \$0                                                         |
| Total Taxable         | county:\$36,300<br>city:\$0<br>other:\$0<br>school:\$42,500 | Total Taxable       | county:\$39,930<br>city:\$0<br>other:\$0<br>school:\$42,500 |



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 3/10/2006 | \$65,000   | 1078/0068 | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

## Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

## Land Breakdown

| Code | Desc          | Units               | Adjustments             | Eff Rate     | Land Value |
|------|---------------|---------------------|-------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.000 LT (5.000 AC) | 1.0000/1.0000 1.0000/ / | \$42,500 /LT | \$42,500   |

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