

# Columbia County Property Appraiser

Jeff Hampton

**2023 Working Values**  
updated: 12/15/2022

Parcel: << 12-4S-16-02936-000 (13253) >>

## Owner & Property Info

Result: 5 of 10

|              |                                                                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner        | DUREN MARK DAVIS SR<br>DUREN JEAN LEA<br>1604 SW SISTERS WELCOME RD<br>LAKE CITY, FL 32025                                                                                                                               |
| Site         | 1604 SW SISTERS WELCOME Rd, LAKE CITY                                                                                                                                                                                    |
| Description* | 15 ACRES IN NE COR OF NE1/4 OF NW1/4, ALSO COMM NW COR OF NW1/4 OF NE1/4, RUN S 151.96 FT FOR POB, RUN E 280.03 FT TO W R/W, S ALONG R/W PROX 50 FT, W 264.47 FT, N 50 FT TO POB, LE 643-149, LE 893-2795, WD 1057-2593. |
| Area         | 15.32 AC                                                                                                                                                                                                                 |
| Use Code**   | IMPROVED AG (5000)                                                                                                                                                                                                       |
| S/T/R        | 12-4S-16                                                                                                                                                                                                                 |
| 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

| 2022 Certified Values |                                                    | 2023 Working Values |                                                    |
|-----------------------|----------------------------------------------------|---------------------|----------------------------------------------------|
| Mkt Land              | \$7,500                                            | Mkt Land            | \$7,500                                            |
| Ag Land               | \$3,938                                            | Ag Land             | \$3,938                                            |
| Building              | \$93,325                                           | Building            | \$93,325                                           |
| XFOB                  | \$11,970                                           | XFOB                | \$11,970                                           |
| Just                  | \$220,195                                          | Just                | \$220,195                                          |
| Class                 | \$116,733                                          | Class               | \$116,733                                          |
| Appraised             | \$116,733                                          | Appraised           | \$116,733                                          |
| SOH Cap [?]           | \$53,168                                           | SOH Cap [?]         | \$51,379                                           |
| Assessed              | \$63,565                                           | Assessed            | \$65,354                                           |
| Exempt                | HX HB \$38,565                                     | Exempt              | HX HB \$40,354                                     |
| Total Taxable         | county:\$25,000 city:\$0 other:\$0 school:\$38,565 | Total Taxable       | county:\$25,000 city:\$0 other:\$0 school:\$40,354 |

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 9/12/2005  | \$100      | 1057/2593 | WD   | I   | U                     | 06    |
| 12/22/1999 | \$78       | 0893/2795 | WD   | I   | U                     | 01    |
| 12/18/1987 | \$100      | 0643/0149 | WD   | I   | U                     | 01    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1961     | 1336    | 1856      | \$93,325   |

\*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    |
|------|-----------------|----------|------------|--------|---------|
| 0120 | CLFENCE 4       | 1993     | \$1,800.00 | 400.00 | 0 x 0   |
| 0040 | BARN,POLE       | 1993     | \$2,470.00 | 988.00 | 26 x 38 |
| 0296 | SHED METAL      | 2019     | \$1,500.00 | 1.00   | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 2019     | \$3,000.00 | 1.00   | 32 x 12 |
| 0294 | SHED WOOD/VINYL | 2019     | \$3,000.00 | 1.00   | 12 x 24 |
| 0285 | SALVAGE         | 2019     | \$200.00   | 1.00   | 0 x 0   |

## Land Breakdown

| Code | Desc             | Units     | Adjustments             | Eff Rate    | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 6200 | PASTURE 3 (AG)   | 14.320 AC | 1.0000/1.0000 1.0000/ / | \$275 /AC   | \$3,938    |
| 0100 | SFR (MKT)        | 1.000 AC  | 1.0000/1.0000 1.0000/ / | \$7,500 /AC | \$7,500    |
| 9910 | MKT.VAL.AG (MKT) | 14.320 AC | 1.0000/1.0000 1.0000/ / | \$7,500 /AC | \$107,400  |