

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/9/2022

Parcel: << 11-4S-16-02905-201 (12799) >>

Owner & Property Info

Result: 1 of 1

Owner	BAILEY PAUL R REALTY TRUST 125 SW HUNTINGTON GLN LAKE CITY, FL 32024		
Site	125 SW HUNTINGTON Gln, LAKE CITY		
Description*	LOT 1 & EX THE N 76 FT, ALSO THE W 25 FT OF THE S 140.96 FT OF LOT 2 HUNTINGTON AT WOODCREST S/D. 850-1773, DC 1319-2232, WD 1325-1165,		
Area	0.518 AC	S/T/R	11-4S-16
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

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$141,101	Building	\$189,914
XFOB	\$2,885	XFOB	\$2,885
Just	\$161,986	Just	\$214,799
Class	\$0	Class	\$0
Appraised	\$161,986	Appraised	\$214,799
SOH Cap [?]	\$39,522	SOH Cap [?]	\$88,661
Assessed	\$122,464	Assessed	\$126,138
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$67,464 city:\$0 other:\$0 school:\$92,464	Total Taxable	county:\$71,138 city:\$0 other:\$0 school:\$96,138

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 ☒ Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/8/2016	\$174,900	1325/1165	WD	I	Q	01
12/19/1997	\$110,000	0850/1779	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1997	1913	2518	\$189,914

*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	\$1,425.00	950.00	0 x 0
0296	SHED METAL	1997	\$960.00	192.00	12 x 16
0120	CLFENCE 4	2019	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-05032TL

Parcel No.: R02905-201

Inst: 202212011259 Date: 06/08/2022 Time: 9:52AM
Page 1 of 1 B: 1468 P: 1392, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 1820.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of June, 2022, by MARK R. BAILEY, INDIVIDUALLY AND AS TRUSTEE OF THE PAUL R. BAILEY REALTY TRUST DATED APRIL 9, 1996, hereinafter called the Grantor, to ROBERT E. SIEMER, JR. AND LINDA S. SIEMER AS TRUSTEES OF THE ROBERT E. SIEMER, JR. AND LINDA S. SIEMER TRUST DATED JUNE 6, 2012, whose post office address is 2220 SE 24TH TRAIL, SUMMERVILLE, FL 33585, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 1, HUNTINGTON AT WOODCREST, a subdivision according to the Plat thereof recorded in Plat Book 6, Pages 145-146, Public Records of Columbia County, Florida. Less and except the North 76.00 feet thereof.
Also:

The West 25.00 feet of the South 140.96 feet of Lot 2 of HUNTINGTON AT WOODCREST, a subdivision according to the Plat thereof recorded in Plat Book 6, Pages 145-146, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Danya Ayers
Witness Signature
Printed Name: Danya Ayers

Gale H. Candill
Witness Signature
Printed Name: GALE H. CAUDILL

Mark R. Bailey L.S.
Name: MARK R. BAILEY AS TRUSTEE OF THE PAUL R.
BAILEY REALTY TRUST DATED APRIL 9, 1996
Address: 125 SW HUNTINGTON GLN, LAKE CITY, FL 32024

STATE OF FLORIDA VIRGINIA
COUNTY OF VOLUSIA CARROLL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2022, by MARK R. BAILEY, who is personally known to me or who has produced DRIVERS LICENSE as identification.

Gale H. Candill
Signature of Notary
Printed Name: GALE H. CAUDILL
My commission expires: 4-30-2025
ID# 308054