

**Columbia County Property Appraiser**

Jeff Hampton

**2020 Preliminary Certified**

updated: 10/9/2020

Parcel: << **34-3S-17-07043-000** >>**Owner & Property Info**

Result: 1 of 1

Owner	<b>CHERRY PAULINE</b> 418 SE CR 245 LAKE CITY, FL 32025		
Site	418 COUNTY ROAD 245 , LAKE CITY		
Description*	LOT 1 BLOCK 2 & LOT 2 BLOCK 3, ANDREWS PARK S/D. WD 432-358, DC 969-1751, (WD 1282-240; LIFE EST)		
Area	2 AC	S/T/R	34-3S-17
Use Code**	SINGLE FAM (000100)	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**

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$22,208	Mkt Land (1)	\$22,208
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$101,438	Building (1)	\$110,034
XFOB (3)	\$7,040	XFOB (3)	\$7,040
Just	\$130,686	Just	\$139,282
Class	\$0	Class	\$0
Appraised	\$130,686	Appraised	\$139,282
SOH Cap [?]	\$46,752	SOH Cap [?]	\$53,418
Assessed	\$83,934	Assessed	\$85,864
Exempt	HX H3 OTHER \$50,500	Exempt	HX H3 OTHER \$50,500
Total Taxable	county:\$33,434 city:\$33,434 other:\$33,434 school:\$58,434	Total Taxable	county:\$35,364 city:\$35,364 other:\$35,364 school:\$60,364

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/19/2014	\$100	1282/0240	WD	I	U	11

**▼ Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1966	1953	2901	\$110,034

\*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	Condition (% Good)
0166	CONC,PAVMT	0	\$140.00	1.000	0 x 0 x 0	(000.00)
0285	SALVAGE	0	\$2,000.00	1.000	0 x 0 x 0	(000.00)
0294	SHED WOOD/	2012	\$4,900.00	980.000	35 x 28 x 0	AP (050.00)

**▼ Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	2.000 AC	1.00/1.00 1.00/1.00	\$11,104	\$22,208

