

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/28/2024

Parcel: 15-4S-16-03023-386 (13877)

Owner & Property Info

Result: 1 of 1

|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | JOHNS PEGGY S LIVING TRUST DATED JANUARY 11, 2022<br>292 SW WILSHIRE DR<br>LAKE CITY, FL 32024                               |              |          |
| Site         | 292 SW WILSHIRE DR, LAKE CITY  |              |          |
| Description* | LOT 86 CALLAWAY S/D PHASE 3, WD 1012-1409, CWD 1012-2235, WD 1016-1011, WD 1030-540, CT 1201-236, WD 1211-1736, WD 1457-384, |              |          |
| Area         | 0.5 AC   | S/T/R        | 15-4S-16 |
| Use Code**   | SINGLE FAMILY (0100)   | 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              | \$28,000  | Mkt Land            | \$28,000  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$175,391   | Building            | \$173,252   |
| XFOB                  | \$3,992   | XFOB                | \$3,992   |
| Just                  | \$207,383   | Just                | \$205,244   |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$207,383   | Appraised           | \$205,244   |
| SOH Cap [?]           | \$65,940  | SOH Cap [?]         | \$59,558  |
| Assessed              | \$141,443   | Assessed            | \$145,686   |
| Exempt                | HX HB \$50,000                                      | Exempt              | HX HB \$50,000                                      |
| Total Taxable         | county:\$91,443 city:\$0 other:\$0 school:\$116,443 | Total Taxable       | county:\$95,686 city:\$0 other:\$0 school:\$120,686 |

Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 1/11/2022  | \$100      | 1457/0384 | WD   | I   | U                     | 30    |
| 3/15/2011  | \$112,000  | 1211/1736 | WD   | I   | U                     | 12    |
| 8/25/2010  | \$100      | 1201/0236 | CT   | I   | U                     | 18    |
| 10/30/2004 | \$153,600  | 1030/0540 | WD   | I   | Q                     |       |
| 5/17/2004  | \$23,900   | 1016/1011 | WD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2004     | 1653    | 2221      | \$173,252  |

\*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

| Code | Desc       | Year Blt | Value      | Units   | Dims  |
|------|------------|----------|------------|---------|-------|
| 0166 | CONC,PAVMT | 2004     | \$2,192.00 | 1096.00 | 0 x 0 |
| 0169 | FENCE/WOOD | 2008     | \$1,800.00 | 1.00    | 0 x 0 |

Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.500 AC) | 1.0000/1.0000 1.0000/ / | \$28,000 /LT | \$28,000   |

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