

# Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/12/2023

Parcel: << 33-3S-16-02434-106 (9688) >>

## Owner & Property Info

Result: 1 of 1

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | MOUSSA HALEEM J<br>MOUSSA OMAYA H<br>481 SW RIDGEVIEW PL<br>LAKE CITY, FL 32024 |              |          |
| Site         | 481 SW RIDGEVIEW PL, LAKE CITY  |              |          |
| Description* | LOT 6 CYPRESS LAKE PHASE 2. ORB 766-1599,                                       |              |          |
| Area         | 0.987 AC  | S/T/R        | 33-3S-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

| 2022 Certified Values |   | 2023 Working Values   |                |
|-----------------------|---|---|----------------|
| Mkt Land              | \$22,000  | Mkt Land  | \$22,000       |
| Ag Land               | \$0   | Ag Land   | \$0            |
| Building              | \$253,437   | Building  | \$253,437      |
| XFOB                  | \$4,511   | XFOB  | \$4,511        |
| Just                  | \$279,948   | Just  | \$279,948      |
| Class                 | \$0   | Class   | \$0            |
| Appraised             | \$279,948   | Appraised   | \$279,948      |
| SOH Cap [?]           | \$68,665  | SOH Cap [?]   | \$62,327       |
| Assessed              | \$211,283   | Assessed  | \$217,621      |
| Exempt                | HX HB \$50,000  | Exempt  | HX HB \$50,000 |
| Total Taxable         | county:\$161,283<br>city:\$0<br>other:\$0<br>school:\$186,283 | county:\$167,621<br>city:\$0<br>other:\$0<br>school:\$192,621 |                |



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 10/9/1992 | \$17,000   | 0766/1599 | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1993     | 2837    | 4185      | \$253,437  |

\*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  |
|------|------------|----------|------------|---------|-------|
| 0180 | FPLC 1STRY | 0        | \$2,000.00 | 1.00    | 0 x 0 |
| 0166 | CONC,PAVMT | 0        | \$2,511.00 | 2391.00 | 0 x 0 |

## Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.987 AC) | 1.0000/1.0000 1.0000/ / | \$22,000 /LT | \$22,000   |

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