

# Columbia County Property Appraiser

Jeff Hampton

## 2022 Working Values

updated: 5/26/2022

Parcel: << **34-3S-16-02461-118 (10005)** >>

### Owner & Property Info

Result: 1 of 1

Owner	FRANKLIN ALEXANDER C WILLIAMS MORGAN H 3947 NW COLONIAL GLEN LAKE CITY, FL 32055		
Site	3947 NW COLONIAL Gln, LAKE CITY		
Description*	LOT 18 FOREST PLANTATION UNIT 1. WD 999-2049, WD 1260-741 DC 1260-745, WD 1363-1631,1634		
Area	0.5 AC	S/T/R	34-3S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*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 and 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	\$166,789	Building	\$192,816
XFOB	\$7,770	XFOB	\$7,770
Just	\$192,559	Just	\$222,586
Class	\$0	Class	\$0
Appraised	\$192,559	Appraised	\$222,586
SOH Cap [?]	\$11,428	SOH Cap [?]	\$36,021
Assessed	\$181,131	Assessed	\$186,565
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$131,131 city:\$131,131 other:\$0 school:\$156,131	Total Taxable	county:\$136,565 city:\$136,565 other:\$0 school:\$161,565



### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/21/2018	\$179,500	1363/1634	WD	I	Q	01
6/16/2018	\$100	1363/1631	WD	I	U	11
5/1/2013	\$100	1260/0741	WD	I	U	11
3/10/2008	\$100	1145/0861	WD	I	U	01
11/4/2003	\$26,500	0999/2049	WD	V	Q	

### ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	1883	2693	\$192,816

\*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
0190	FPLC PF	2004	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2004	\$5,370.00	2685.00	0 x 0
0169	FENCE/WOOD	2017	\$1,200.00	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/ /	\$22,000 /LT	\$22,000

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