

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 8/5/2021

Parcel: &lt;&lt; 09-5S-16-03497-110 (17206) &gt;&gt;

## Owner & Property Info

Result: 1 of 1

Owner	CANAVAN GERALD A CANAVAN MICHELE K 7331 SW COUNTY ROAD 240 LAKE CITY, FL 32024		
Site	7331 SW COUNTY ROAD 240, LAKE CITY		
Description*	LOT 10 MAULDIN FARMS S/D. 779-54, 810-2358, 840-769, 868-1937, 996-2427, QC 1427-1579		
Area	5.01 AC	S/T/R	09-5S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$21,502	Mkt Land	\$21,600
Ag Land	\$0	Ag Land	\$0
Building	\$110,015	Building	\$130,664
XFOB	\$3,400	XFOB	\$3,400
Just	\$134,917	Just	\$155,664
Class	\$0	Class	\$0
Appraised	\$134,917	Appraised	\$155,664
SOH Cap [?]	\$23,161	SOH Cap [?]	\$42,343
Assessed	\$111,756	Assessed	\$113,321
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$61,756 city:\$61,756 other:\$61,756 school:\$86,756	Total Taxable	county:\$63,321 city:\$0 other:\$0 school:\$88,321



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/2020	\$0	<a href="#">1427/1579</a>	QC	I	U	11
10/7/2003	\$94,900	<a href="#">0996/2427</a>	WD	I	Q	
11/5/1998	\$75,000	<a href="#">0868/1937</a>	WD	I	Q	
5/30/1997	\$43,000	<a href="#">0840/0769</a>	WD	I	U	32
8/7/1995	\$15,000	<a href="#">0810/2358</a>	TD	V	U	13
8/24/1993	\$16,500	<a href="#">0779/0054</a>	AG	V	U	13

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1997	1751	2281	\$130,664

\*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)