

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 12/1/2022

Parcel: << **22-7S-17-10049-000 (37640)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	ROWLAND WILBURN EUGENE JR ROWLAND BARBARA ADAMS 22809 S US HIGHWAY 441 HIGH SPRINGS, FL 32643		
Site	22809 S US HIGHWAY 441, HIGH SPRINGS		
Description*	NW1/4 OF NW1/4, EX 1 AC IN NW COR DESC IN ORB 816-1551 & EX 0.5 AC OFF W SIDE & EX ALL THAT PART LYING WITHIN R/W FOR US HWY 41 & EX 15.21 AC DESC ORB 1239-1199 & EX 5.12 AC DESC ORB 1239-1741 & EX .38 AC DESC ORB 1239-1744. 66-335, PROB 1087-2550, PROB 1 ...more>>>		
Area	15.63 AC	S/T/R	22-7S-17
Use Code**	MOBILE HOME (0200)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$93,780	Mkt Land	\$93,780
Ag Land	\$0	Ag Land	\$0
Building	\$122,627	Building	\$122,627
XFOB	\$5,950	XFOB	\$5,950
Just	\$222,357	Just	\$222,357
Class	\$0	Class	\$0
Appraised	\$222,357	Appraised	\$222,357
SOH Cap [?]	\$0	SOH Cap [?]	\$47,506
Assessed	\$169,758	Assessed	\$174,851
Exempt	HX HB VX SX \$105,000	Exempt	HX HB VX SX \$105,000
Total Taxable	county:\$64,758 city:\$0 other:\$0 school:\$139,758	Total Taxable	county:\$69,851 city:\$0 other:\$0 school:\$144,851



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/27/2021	\$310,000	1436/0398	WD	I	Q	01
4/12/2013	\$0	1253/0405	WD	I	U	11
2/26/2013	\$78,000	1250/0625	WD	I	Q	01
7/31/2012	\$100	1239/1196	WD	I	U	30
7/8/2009	\$100	1176/2330	QC	I	U	11
11/13/2006	\$0	1115/1764	PR	I	U	01
1/24/2006	\$15,000	1112/2132	QC	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2013	1512	2464	\$122,627

*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
0285	SALVAGE	2005	\$1,500.00	1.00	0 x 0
0040	BARN,POLE	2017	\$1,000.00	1.00	0 x 0
0040	BARN,POLE	2017	\$200.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.630 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$9,780
9900	AC NON-AG (MKT)	14.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$84,000

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