## **Columbia County Property Appraiser**

Jeff Hampton

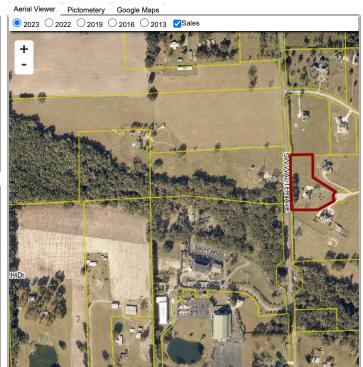
Parcel: << 12-5S-16-03406-125 (16766) >>>

Owner & Property Info Result: 1 of 1 CADY MICAH J CADY ALISHA A 413 SW HIGHPOINT GLN Owner LAKE CITY, FL 32024 Site 413 SW HIGHPOINT GLN, LAKE CITY A PART OF LOTS 12 & 25 ROSE CREEK PLANTATION PH 2 MORE FULLY DESC: BEG NW COR OF LOT 12 OF SAID S/D, RUN S 514.72 FT, E 246.49 FT, N 61 DEG E 177.70 FT TO A PT ON A CUL-DE-SAC, NIY2 ALONG ARC OF CURVE 94.29 FT, THENCE N 52 DEG W 245.88 FT, N 214.94 FT, W ...more>>> Description' 3.34 AC S/T/R 12-5S-16 Area Use Code\*\* SINGLE FAMILY (0100) Tax District 3

\*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> 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 &	Assessn	nent Values			
2024 Certified Values			2025 Working Values		
Mkt Land		\$33,400	Mkt Land	\$33,400	
Ag Land		\$0	Ag Land	\$0	
Building		\$398,831	Building	\$398,831	
XFOB		\$14,937	XFOB	\$14,937	
Just		\$447,168	Just	\$447,168	
Class		\$0	Class	\$0	
Appraised		\$447,168	Appraised	\$447,168	
SOH/10% Cap		\$143,958	SOH/10% Cap	\$134,862	
Assessed		\$303,210	Assessed	\$312,306	
Exempt	нх нв	\$50,000	Exempt	нх нв \$50,000	
Total Taxable		county:\$253,210 city:\$0 other:\$0 school:\$278,210		county:\$262,306 city:\$0 other:\$0 school:\$287,306	

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



▼ Sales History								
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
9/11/2000	\$90,000	910 / 2247	WD	V	Q	02		
1/31/2000	\$99,800	896 / 486	WD	V	Q	02		

▼ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	2001	3013	4138	\$398,831	
*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	2001	\$12,249.00	8166.00	0 x 0		
0169	FENCE/WOOD	2009	\$2.688.00	256.00	0 x 0		

▼ Land Breakdown							
Code	Code Desc Units Adjustments				Land Value		
0100	SFR (MKT)	3.340 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$33,400		

Search Result: 1 of 1

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2025 Working Values

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