

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values  
updated: 7/27/2023

Parcel: &lt;&lt; 06-5S-17-09144-004 (45971) &gt;&gt;

## Owner &amp; Property Info

|              |                                                                                                                                                                                                |              |          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | CHRISTIE METRICK TERESA L<br>558 SW LITTLE RD<br>LAKE CITY, FL 32024                                                                                                                           |              |          |
| Site         | 781 SW LITTLE RD, LAKE CITY                                                                                                                                                                    |              |          |
| Description* | W1/2 OF SW1/4 OF SW1/4 & SOUTH 132 FT OF SW1/4 OF NW1/4 OF SW1/4 EX SOUTH 30 FT & EX RD<br>R/W FOR LITTLE ROAD & EX 2.53 AC DESC IN QC 1488-1545, WD 1206-2738, FJ 1456-1611, DC 1480-<br>2575 |              |          |
| Area         | 17.47 AC                                                                                                                                                                                       | S/T/R        | 06-SS-17 |
| Use Code**   | IMPROVED AG (5000)                                                                                                                                                                             | 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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2022 Certified Values |                                                             | 2023 Working Values |                                                             |
|-----------------------|-------------------------------------------------------------|---------------------|-------------------------------------------------------------|
| Mkt Land              | \$16,000                                                    | Mkt Land            | \$16,000                                                    |
| Ag Land               | \$8,136                                                     | Ag Land             | \$6,946                                                     |
| Building              | \$166,246                                                   | Building            | \$190,614                                                   |
| XFOB                  | \$9,432                                                     | XFOB                | \$13,182                                                    |
| Just                  | \$335,678                                                   | Just                | \$343,556                                                   |
| Class                 | \$199,814                                                   | Class               | \$226,742                                                   |
| Appraised             | \$199,814                                                   | Appraised           | \$226,742                                                   |
| SOH Cap [?]           | \$45,096                                                    | SOH Cap [?]         | \$65,087                                                    |
| Assessed              | \$155,167                                                   | Assessed            | \$166,211                                                   |
| Exempt                | HX HB \$50,000                                              | Exempt              | HX HB \$50,000                                              |
| Total Taxable         | county: \$104,718 city: \$0<br>other: \$0 school: \$130,167 | Total Taxable       | county: \$111,655 city: \$0<br>other: \$0 school: \$141,211 |

## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 12/20/2010 | \$100      | 1208/2738 | WD   | V   | U                     | 16    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2011     | 1412    | 1800      | \$148,639  |
| Sketch      | SINGLE FAM (0100) | 1975     | 1322    | 2407      | \$41,975   |

\*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 &amp; Out Buildings (Codes)

| Code | Desc            | Year Blt | Value      | Units  | Dims    |
|------|-----------------|----------|------------|--------|---------|
| 9945 | Well/Sept       |          | \$7,000.00 | 1.00   | 0 x 0   |
| 0190 | FPLC PF         | 0        | \$1,200.00 | 1.00   | 0 x 0   |
| 0258 | PATIO           | 0        | \$150.00   | 1.00   | 0 x 0   |
| 0020 | BARN,FR         | 0        | \$500.00   | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT      | 0        | \$619.00   | 520.00 | 10 x 52 |
| 0296 | SHED METAL      | 0        | \$2,193.00 | 510.00 | 17 x 30 |
| 0294 | SHED WOOD/VINYL | 0        | \$720.00   | 480.00 | 16 x 30 |
| 0060 | CARPORT F       | 2017     | \$800.00   | 1.00   | 0 x 0   |

## Land Breakdown

| Code | Desc             | Units     | Adjustments             | Eff Rate    | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)        | 1,000 AC  | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$8,000    |
| 0100 | SFR (MKT)        | 1,000 AC  | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$8,000    |
| 5500 | TIMBER 2 (AG)    | 15,470 AC | 1.0000/1.0000 1.0000/ / | \$449 /AC   | \$6,946    |
| 9910 | MKT,VAL,AG (MKT) | 15,470 AC | 1.0000/1.0000 1.0000/ / | \$8,000 /AC | \$123,760  |

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