

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values  
updated: 8/10/2023

Parcel: &lt;&lt; 05-4S-17-07610-302 (28526) &gt;&gt;

## Owner &amp; Property Info

|              |                                                                                            |              |          |
|--------------|--------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | VANN MATTHEW AUSTIN<br>WHITSON-VANN PAULA RENE<br>1792 SW PALOMA CT<br>LAKE CITY, FL 32025 |              |          |
| Site         | 1792 SW PALOMA CT, LAKE CITY                                                               |              |          |
| Description* | LOT 2 MARION PLACE S/D BLOCK A PHASE 1, 975-1573, LE 1050-18, WD 1446-2196,                |              |          |
| Area         | 0.1 AC                                                                                     | S/T/R        | 05-4S-17 |
| 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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2022 Certified Values |                               | 2023 Working Values |                               |
|-----------------------|-------------------------------|---------------------|-------------------------------|
| Mkt Land              | \$15,000                      | Mkt Land            | \$18,500                      |
| Ag Land               | \$0                           | Ag Land             | \$0                           |
| Building              | \$189,350                     | Building            | \$206,449                     |
| XFOB                  | \$732                         | XFOB                | \$732                         |
| Just                  | \$205,082                     | Just                | \$225,681                     |
| Class                 | \$0                           | Class               | \$0                           |
| Appraised             | \$205,082                     | Appraised           | \$225,681                     |
| SOH Cap [?]           | \$0                           | SOH Cap [?]         | \$91,816                      |
| Assessed              | \$129,966                     | Assessed            | \$133,865                     |
| Exempt                | HX HB \$50,000                | Exempt              | HX HB \$50,000                |
| Total                 | county:\$79,966 city:\$79,966 | Total               | county:\$83,865 city:\$83,865 |
| Taxable               | other:\$0 school:\$104,966    | Taxable             | other:\$0 school:\$108,865    |

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 8/10/2021 | \$100      | 1446/2196 | WD   | I   | U                     | 30    |
| 6/23/2005 | \$100      | 1050/0018 | LE   | I   | U                     | 14    |
| 2/19/2003 | \$155,000  | 0976/1673 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2001     | 1789    | 2843      | \$206,449  |

\*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  |
|------|------------|----------|----------|--------|-------|
| 0166 | CONC,PAVMT | 2001     | \$732.00 | 488.00 | 0 x 0 |

## Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1,000 LT (0.100 AC) | 1.0000/1.0000 1.0000/ / | \$18,500 /LT | \$18,500   |