

Columbia County Property Appraiser

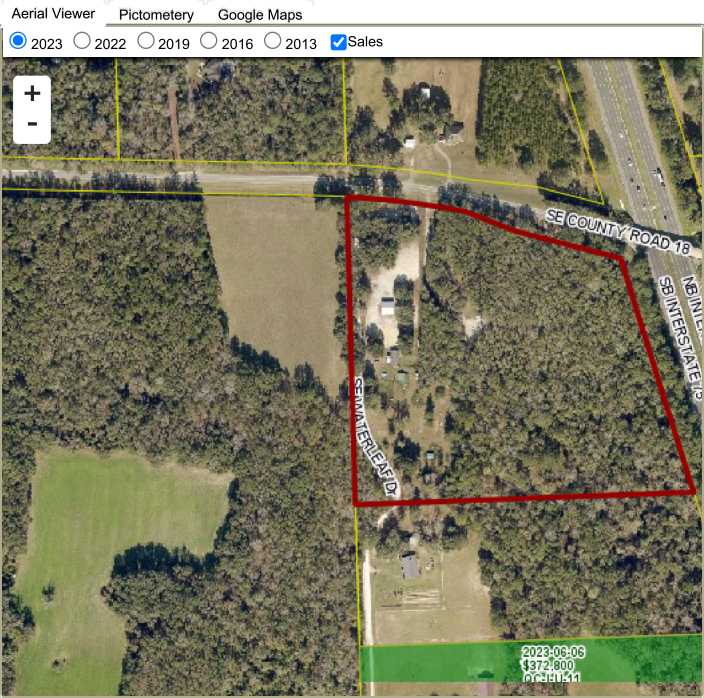
Jeff Hampton

2024 Working Values
updated: 5/30/2024

Parcel: << 24-6S-17-09769-000 (35989) >>

Owner & Property Info				Result: 1 of 1
Owner	POWELL AMANDA KAY 183 SE WATERLEAF DR LAKE CITY, FL 32024			
Site	183 SE WATERLEAF DR, LAKE CITY			
Description*	COMM SE COR OF E1/2 OF SW1/4, RUN N 656.59 FT TO INTERS WITH WLY R/W OF I-75, RUN N 17 DEG 990.31 FT FOR POB, RUN S 87 DEG W 1054.51 FT, N 353.88 FT, N 87 DEG E 312.54 FT, N 60 DEG E 357.19 FT, N 43 DEG E 311.59 FT TO INTERS WITH R/W OF I-75, S 17 DEG E A ...more>>>			
Area	18.18 AC	S/T/R	24-6S-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 & Zoning office for specific zoning information.				

Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$31,350	Mkt Land	\$37,620
Ag Land	\$3,946	Ag Land	\$3,946
Building	\$62,462	Building	\$68,949
XFOB	\$25,828	XFOB	\$25,828
Just	\$203,640	Just	\$216,397
Class	\$123,586	Class	\$136,343
Appraised	\$123,586	Appraised	\$136,343
SOH Cap [?]	\$49,653	SOH Cap [?]	\$59,898
Assessed	\$100,579	Assessed	\$79,967
Exempt	HA HAB \$25,000	Exempt	HX HB \$44,967
Total Taxable	county:\$48,933 city:\$0 other:\$0 school:\$75,579	Total Taxable	county:\$31,478 city:\$0 other:\$0 school:\$54,967



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/4/2023	\$100	1491/2161	QC	I	U	11
6/16/2015	\$160,000	1296/1839	WD	I	Q	01
8/27/2014	\$135,000	1280/1092	WD	I	Q	01
1/27/2003	\$34,000	0973/0640	WD	V	Q	
5/20/1999	\$90,500	0880/2495	WD	I	U	03

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2003	1296	1296	\$68,949
*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
0294	SHED WOOD/VINYL	2005	\$1,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$100.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$100.00	1.00	0 x 0
0261	PRCH, UOP	2016	\$800.00	1.00	0 x 0
0327	STABLES-SMALL	2016	\$6,528.00	1088.00	32 x 34
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	3.180 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$28,620
5600	TIMBER 3 (AG)	12.000 AC	1.0000/1.0000 1.0000/ /	\$283 /AC	\$3,396
6200	PASTURE 3 (AG)	2.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$550
9105	TOWER SITE (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
9910	MKT.VAL.AG (MKT)	14.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$84,000

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