

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/4/2023

Parcel: << **17-4S-16-03051-202 (14198)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	FAIRCLOTH BRIAN E FAIRCLOTH CYNTHIA E 1362 SW LEGION DR LAKE CITY, FL 32024		
Site	1363 SW LEGION DR, LAKE CITY		
Description*	LOT 2 LEGION PLACE S/D. ORB 930-47		
Area	5.01 AC	S/T/R	17-4S-16
Use Code**	SINGLE FAMILY (0100)	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	\$45,000	Mkt Land	\$45,000
Ag Land	\$0	Ag Land	\$0
Building	\$235,957	Building	\$266,823
XFOB	\$13,678	XFOB	\$13,678
Just	\$294,635	Just	\$325,501
Class	\$0	Class	\$0
Appraised	\$294,635	Appraised	\$325,501
SOH Cap [?]	\$64,184	SOH Cap [?]	\$88,136
Assessed	\$230,451	Assessed	\$237,365
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$180,451 city:\$0 other:\$0 school:\$205,451	Total Taxable	county:\$187,365 city:\$0 other:\$0 school:\$212,365

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/27/2001	\$41,000	0930/0047	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	1889	2963	\$266,823

*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
0190	FPLC PF	2004	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2004	\$1,698.00	849.00	0 x 0
0070	CARPORT UF	2006	\$900.00	360.00	18 x 20
0031	BARN,MT AE	2014	\$9,680.00	880.00	22 x 40
0166	CONC,PAVMT	2014	\$200.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$45,000 /LT	\$45,000

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