

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 4/27/2023

Parcel: &lt;&lt; 08-4S-16-02816-033 (12259) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales

**Owner & Property Info**

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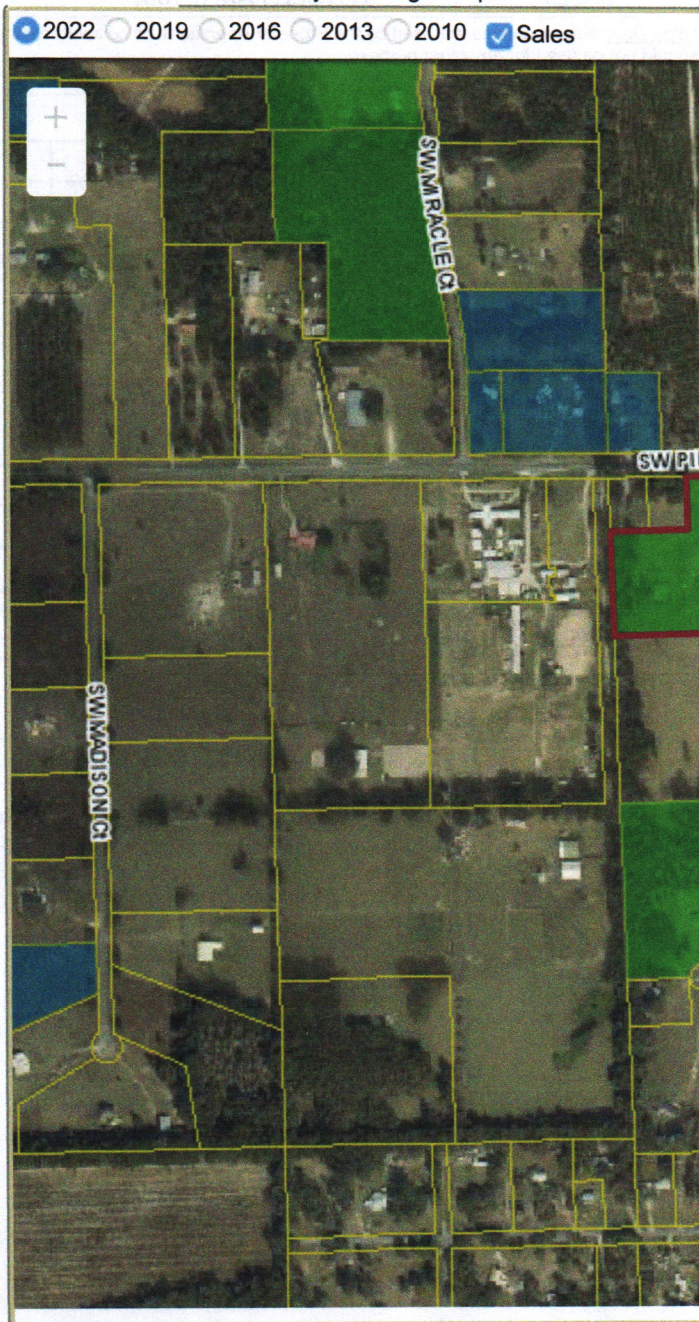
|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | <b>MCKEE KAREN</b><br><b>MCKEE JOSEPH</b><br>2903 SW PINEMOUNT RD<br>LAKE CITY, FL 32024   |              |          |
| Site         | 2903 SW PINEMOUNT RD, LAKE CITY<br>2901 SW PINEMOUNT RD  |              |          |
| Description* | LOT 3 WEST BEND ESTATES & ALSO BEG AT SW COR LOT 1 WESTBEND ESTATES, RUN E 604.14 FT, N 223.85 FT TO S R/W CR-252, SAID PT BEING ON A CURVE, RUN NE'RLY ALONG CURVE, 61.89 FT, S 645.32 FT, W 664.85 FT TO W LINE OF SEC, N ALONG SEC LINE 406.08 FT TO POB. 97 ...more>>> |              |          |
| Area         | 7.84 AC  | S/T/R        | 08-4S-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              | \$45,360  | Mkt Land            | \$56,700                                       |
| Ag Land               | \$0   | Ag Land             | \$0  |
| Building              | \$222,303   | Building            | \$256,294                                      |
| XFOB                  | \$14,640  | XFOB                | \$16,390                                       |
| Just                  | \$282,303   | Just                | \$329,384                                      |
| Class                 | \$0   | Class               | \$0  |
| Appraised             | \$282,303   | Appraised           | \$329,384                                      |
| SOH Cap [?]           | \$17,777  | SOH Cap [?]         | \$0  |
| Assessed              | \$264,526   | Assessed            | \$267,888                                      |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB 13 \$267,888                             |
| Total Taxable         | county:\$214,526<br>city:\$0<br>other:\$0<br>school:\$239,526 | Total Taxable       | county:\$0 city:\$0<br>other:\$0<br>school:\$0 |

**▼ Sales History**

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 7/8/2022   | \$380,000  | 1470/2204 | WD   | I   | Q                     | 01    |
| 12/18/2020 | \$100      | 1427/1322 | WD   | I   | U                     | 11    |
| 4/22/2019  | \$100      | 1383/2118 | WD   | I   | U                     | 11    |
| 5/25/2018  | \$255,000  | 1361/0171 | WD   | I   | Q                     | 01    |
| 3/19/2014  | \$180,000  | 1271/0993 | WD   | I   | Q                     | 01    |



5/5/2003

\$97,500

0982/1876

WD

I

Q

## ▼ Building Characteristics

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1986     | 2886    | 3258      | \$256,294  |

\*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    |
|------|-------------------|----------|------------|--------|---------|
| 0190 | FPLC PF           | 0        | \$1,200.00 | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT        | 0        | \$830.00   | 1.00   | 0 x 0   |
| 9947 | Septic            |          | \$3,000.00 | 1.00   | 0 x 0   |
| 0294 | SHED WOOD/VINYL   | 2006     | \$1,296.00 | 192.00 | 12 x 16 |
| 0252 | LEAN-TO W/O FLOOR | 2014     | \$50.00    | 1.00   | 0 x 0   |
| 0070 | CARPORT UF        | 2014     | \$100.00   | 1.00   | 0 x 0   |
| 0252 | LEAN-TO W/O FLOOR | 2014     | \$50.00    | 1.00   | 0 x 0   |
| 0130 | CLFENCE 5         | 2019     | \$2,000.00 | 1.00   | 0 x 0   |
| 0031 | BARN,MT AE        | 2019     | \$6,864.00 | 624.00 | 24 x 26 |
| 0120 | CLFENCE 4         | 2020     | \$1,000.00 | 1.00   | x       |

## ▼ Land Breakdown

| Code | Desc          | Units               | Adjustments             | Eff Rate    | Land Value |
|------|---------------|---------------------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)     | 7.100 AC            | 1.0000/1.0000 1.0000/ / | \$7,000 /AC | \$49,700   |
| 0000 | VAC RES (MKT) | 1.000 LT (0.740 AC) | 1.0000/1.0000 1.0000/ / | \$7,000 /LT | \$7,000    |

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