

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 5/12/2022

Parcel: << 28-3S-17-11915-000 (40501) >>

## Owner & Property Info

Owner	GATEWAY DEVELOPMENT LLC P O BOX 1330 LAKE CITY, FL 32056		
Site	1128 NE WASHINGTON St, LAKE CITY		
Description*	COMM AT NE COR OF NW1/4 OF NW1/4 OF SEC 33-3S-17E FOR POB RUN W'RLY 264 FT TO A PT ON E R/W CHESTNUT ST (SAID PT BEING 37 FT N OF N LINE OF SAID NW1/4 OF NW1/4 OF SEC 33, RUN N ALONG E R/W CHESTNUT, 198.7 FT TO S R/W LINE SAL RR, RUN E ALONG RR R/W 509 FT ...more>>>		
Area	1.593 AC	S/T/R	28-3S-17
Use Code**	VACANT (0000)	Tax District	1

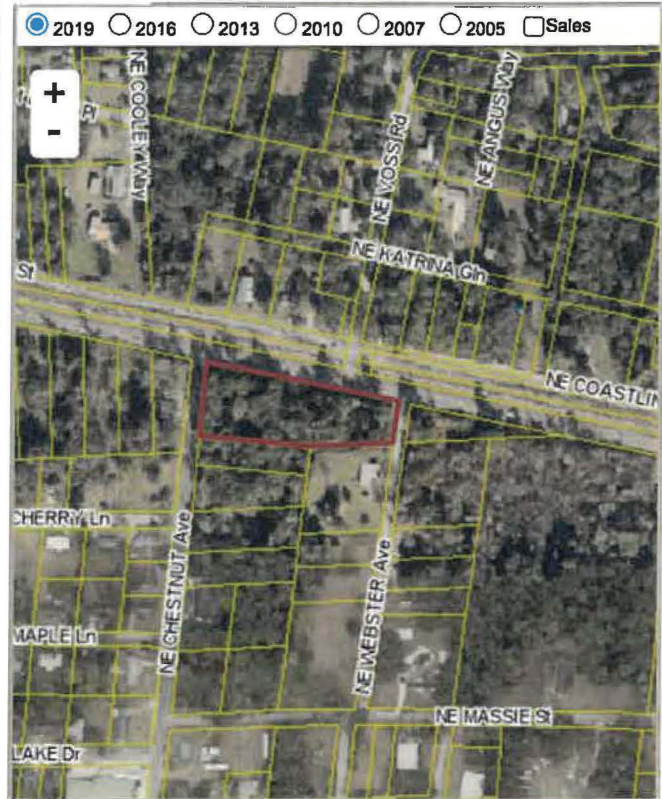
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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 & Zoning office for specific zoning information.

## Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$13,880	Mkt Land	\$13,880
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$13,880	Just	\$13,880
Class	\$0	Class	\$0
Appraised	\$13,880	Appraised	\$13,880
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,880	Assessed	\$13,880
Exempt	\$0	Exempt	\$0
Total	county:\$13,880 city:\$13,880 other:\$0	Total	county:\$13,880 city:\$13,880 other:\$0
Taxable	school:\$13,880	Taxable	school:\$13,880

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/8/2007	\$20,000	1110/1200	WD	V	Q	
4/23/1991	\$127	1042/1285	WD	V	U	06

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	69,400.000 SF (1.593 AC)	1.0000/1.0000 1.0000/4000000 /	\$0 /SF	\$13,880

# Columbia County Tax Collector

*generated on 7/29/2022 2:04:01 PM EDT*

## Legal Desc.

Last Update: 7/29/2022 2:04:01 PM

### Ad Valorem Taxes and Non-Ad Valorem Assessments

*The information contained herein does not constitute a title search and should not be relied on as such.*

Account Number	Tax Type	Tax Year
R11915-000	REAL ESTATE	2021
<b>Legal Description (click for full description)</b>		
COMM AT NE COR OF NW1/4 OF NW1/4 OF SEC 33-3S-17E FOR POB RUN W'RLY 264 FT TO A PT ON E R/W CHESTNUT ST (SAID PT BEING 37 FT N OF N LINE OF SAID NW1/4 OF NW1/4 OF SEC 33, RUN N ALONG E R/W CHESTNUT, 198.7 FT TO S R/W LINE SAL RR, RUN E ALONG RR R/W 509 FT TO E'RLY LINE PROJECTED OF WALDRON ST, RUN S 8 DG W ALONG R/W WALDRON ST, 110.5 FT, RUN W 245 FT TO POB, EX RD R/W. DC BERNICE PEGGY REWIS IN ORB 1042-1284, WD 1042-1285, WD 1110-1200		

Prepared by: RETURN TO:  
Matthew D. Rocco  
Sierra Title, LLC  
619 SW Baya Drive, Suite 102  
Lake City, Florida 32025

File Number: 06-0393

Inst:2007003323 Date:02/12/2007 Time:07:49  
Doc Stamp-Deed : 140.00  
DC, P. Dewitt Cason, Columbia County B:1110 P:1200

### General Warranty Deed

Made this February 8, 2007 A.D. By **Pamela R Lyons, a married woman, 249 S College ST, Macclenny FL 32063**, hereinafter called the grantor, to **Gateway Development, LLC, a Florida Limited Liability Company**, whose post office address is: 319 SW Belmont Drive, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

**See Attached Schedule "A"**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **28-3S-17-11915-000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

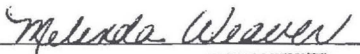
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name **Matthew D. Rocco**  
  
Pamela R Lyons (Seal)  
Address: 249 S College ST, Macclenny FL 32063

  
Witness Printed Name **MELINDA WEAVER**  
Address: \_\_\_\_\_ (Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 8th day of February, 2007, by Pamela R Lyons, a married woman, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Public  
Print Name: **Matthew D. Rocco**  
My Commission Expires: \_\_\_\_\_

