

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**  
updated: 4/4/2024

Parcel: << 27-3S-16-02345-001 (8733) >>

**Owner & Property Info**

Result: 1 of 1

Owner	<b>CAMPBELL RANDY CAMPBELL TRACY</b> 201 NW AMANDA ST LAKE CITY, FL 32055		
Site	201 NW AMANDA ST, LAKE CITY		
Description*	LOTS 1 & 2 BLOCK E WEST LAKE CITY HILLS ADDITION #2. 340-259, 808-1267, DC 1402-71, WD 1402-74.		
Area	1.002 AC	S/T/R	27-3S-16
Use Code**	MOBILE HOME (0200)	Tax District	2

\*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	\$12,240	Mkt Land	\$12,240
Ag Land	\$0	Ag Land	\$0
Building	\$41,598	Building	\$41,598
XFOB	\$21,920	XFOB	\$21,920
Just	\$75,758	Just	\$75,758
Class	\$0	Class	\$0
Appraised	\$75,758	Appraised	\$75,758
SOH Cap [?]	\$14,864	SOH Cap [?]	\$13,037
Assessed	\$60,894	Assessed	\$62,721
Exempt	HX HB \$35,894	Exempt	HX HB \$37,721
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$35,894	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$37,721

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/20/2019	\$70,000	1402/0074	WD	I	Q	01
7/27/1995	\$52,000	0808/1267	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1975	1679	2627	\$41,598

\*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
0210	GARAGE U	0	\$4,320.00	720.00	24 x 30
0120	CLFENCE 4	2000	\$400.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2000	\$200.00	1.00	0 x 0
0296	SHED METAL	2018	\$3,500.00	1.00	0 x 0
0166	CONC,PAVMT	2018	\$500.00	1.00	0 x 0
0060	CARPORT F	2022	\$2,200.00	1.00	x
0169	FENCE/WOOD	2022	\$3,800.00	1.00	x

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	2.000 LT (1.002 AC)	1.0000/1.0000 1.0000/.9000000 /	\$6,120 /LT	\$12,240

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