

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/16/2025

Parcel: << 07-5S-17-09157-001 (45198) >>

Owner & Property Info

Result: 1 of 1

Owner	SPARKS MICHAEL ANTHONY MUSANTE TONI ANN 1628 SW MANDIBA DR LAKE CITY, FL 32024		
Site	1628 SW MANDIBA DR, LAKE CITY		
Description*	A PRCL IN SEC 7 & 18 DESC AS: COMM NE COR OF SEC 18, RUN W 1318.26 FT, SW 117.79 FT, W 686.53 FT, W 1273.11 TO E R/W OF RD, W 60 FT TO W LINE OF RD FOR POB, W 1242.83 FT, N 695.07 FT TO S LINE OF RD, E 1212.70 FT TO SW LINE OF RD, SE 42.43 FT TO W LINE OF ...more>>		
Area	120.38 AC	S/T/R	07-5S-17
Use Code**	IMPROVED AG (5000)	Tax District	3

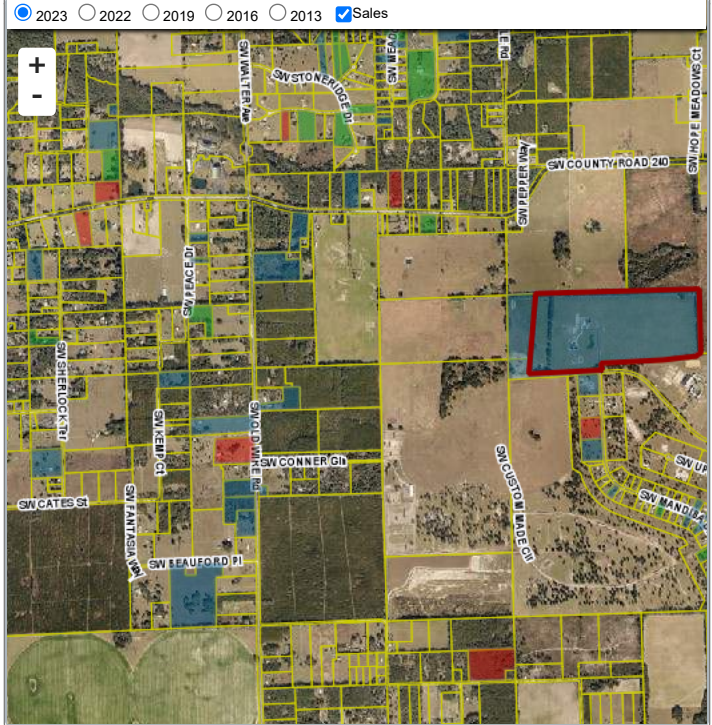
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$100,000	Mkt Land	\$100,000
Ag Land	\$30,354	Ag Land	\$30,354
Building	\$1,832,261	Building	\$1,832,261
XFOB	\$488,245	XFOB	\$488,245
Just	\$3,524,306	Just	\$3,524,306
Class	\$2,450,860	Class	\$2,450,860
Appraised	\$2,450,860	Appraised	\$2,450,860
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$2,450,860	Assessed	\$2,450,860
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,450,860 city:\$0 other:\$0 school:\$2,450,860	Total Taxable	county:\$2,450,860 city:\$0 other:\$0 school:\$2,450,860

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/24/2022	\$3,400,000	1457 / 1601	WD	I	U	43
1/24/2022	\$850,000	1457 / 1599	WD	I	U	43
12/27/2018	\$0	1376 / 102	FJ	I	U	18
8/23/2018	\$100	1376 / 1923	WD	I	U	11
3/27/2015	\$100	1292 / 1039	WD	V	U	11
3/4/2015	\$100	1290 / 1189	WD	V	U	11
2/13/2015	\$301,000	1289 / 1106	WD	V	Q	01
1/27/2014	\$100	1268 / 2114	QC	V	U	11
1/22/2014	\$225,000	1268 / 1408	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	EXCEPT SFR (0900)	2015	9699	15593	\$1,832,261

*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
0280	POOL R/CON	2015	\$80,333.00	1012.00	0 x 0
0030	BARN,MT	2021	\$274,700.00	8200.00	x
0260	PAVEMENT-ASPHALT	2015	\$33,462.00	25740.00	20 x 1287
0169	FENCE/WOOD	2015	\$31,050.00	1725.00	0 x 0
0166	CONC,PAVMT	2015	\$18,800.00	9400.00	0 x 0
0166	CONC,PAVMT	2015	\$18,900.00	4725.00	0 x 0
0180	FPLC 1STRY	2015	\$6,000.00	3.00	0 x 0
0300	TENNIS CRT W/FENCE	2015	\$25,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$100,000
6200	PASTURE 3 (AG)	110.380 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$30,354
9910	MKT.VAL.AG (MKT)	110.380 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$1,103,800

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