

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 7/27/2023

Parcel: << 17-3S-17-04971-045 (44064) >>

Owner & Property Info

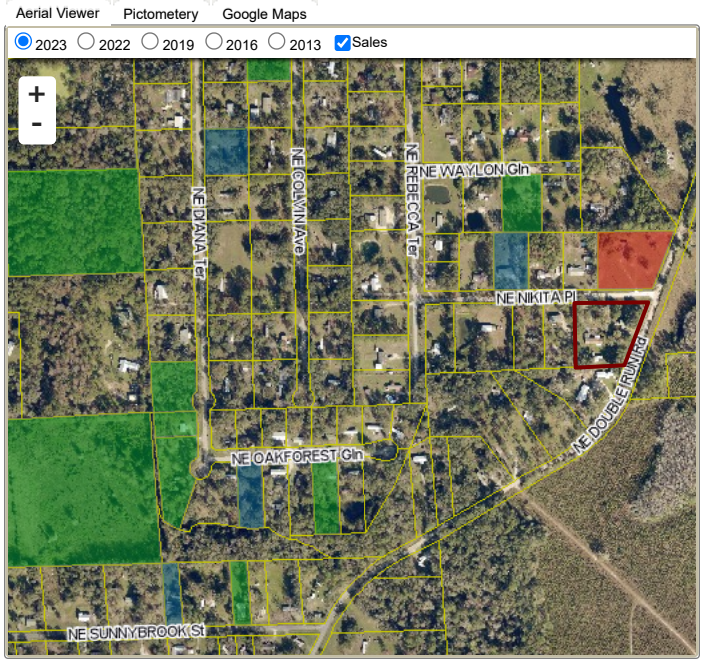
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Owner	PRINCE JAMES E PRINCE GAIL CLARK 260 NE NIKITA PL LAKE CITY, FL 32055		
Site	260 NE NIKITA PL, LAKE CITY		
Description*	LOTS 45 & 46 DOUBLE RUN ACRES S/D. 475-327, 740-164		
Area	1.97 AC	S/T/R	17-3S-17
Use Code**	MOBILE HOME (0200)	Tax District	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$27,000	Mkt Land	\$33,300
Ag Land	\$0	Ag Land	\$0
Building	\$97,843	Building	\$122,871
XFOB	\$15,222	XFOB	\$20,722
Just	\$140,065	Just	\$176,893
Class	\$0	Class	\$0
Appraised	\$140,065	Appraised	\$176,893
SOH Cap [?]	\$40,361	SOH Cap [?]	\$72,616
Assessed	\$103,766	Assessed	\$114,339
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$49,704 city:\$0 other:\$0 school:\$78,766	Total Taxable	county:\$54,277 city:\$0 other:\$0 school:\$89,339



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2010	1728	1728	\$107,598
Sketch	MOBILE HME (0800)	1979	1008	1248	\$15,273

*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
0294	SHED WOOD/MINYL	1993	\$500.00	1.00	0 x 0
0070	CARPORT UF	1993	\$540.00	360.00	18 x 20
0120	CLFENCE 4	1993	\$1,500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0255	MBL HOME STORAGE	2009	\$1,272.00	1272.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0285	SALVAGE	2010	\$500.00	1.00	0 x 0
0264	PRCH,FSP	2010	\$1,800.00	1.00	0 x 0
0210	GARAGE U	2015	\$4,010.00	486.00	18 x 27
0261	PRCH, UOP	2015	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (1.020 AC)	1.0000/1.0000 1.0000/9000000 /	\$16,650 /LT	\$16,650
0200	MBL HM (MKT)	1.000 LT (0.950 AC)	1.0000/1.0000 1.0000/9000000 /	\$16,650 /LT	\$16,650

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