

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/11/2022

Parcel: << **32-5S-17-09477-102 (34811)** >>

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☐ Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | POWERS GARY W POWERS MARCIA S 8957 SW TUSTENUGGEE AVE LAKE CITY, FL 32024 | | |
| Site | 8957 SW TUSTENUGGEE Ave, LAKE CITY | | |
| Description* | LOT 2 BLK A NEW HOPE ESTATES UNIT 2. 833-638, 864-943, 865-578, WD 1143-482, WD 1194-348, | | |
| Area | 1.08 AC | S/T/R | 32-5S-17 |
| Use Code** | MOBILE HOME (0200) | 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

| 2021 Certified Values | | 2022 Working Values | |
|-----------------------|---|---------------------|---|
| Mkt Land | \$15,650 | Mkt Land | \$15,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$85,483 | Building | \$102,963 |
| XFOB | \$15,510 | XFOB | \$18,760 |
| Just | \$116,643 | Just | \$136,723 |
| Class | \$0 | Class | \$0 |
| Appraised | \$116,643 | Appraised | \$136,723 |
| SOH Cap [?] | \$31,157 | SOH Cap [?] | \$48,672 |
| Assessed | \$85,486 | Assessed | \$88,051 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,000 |
| Total Taxable | county:\$35,486 city:\$0 other:\$0 school:\$60,486 | Total Taxable | county:\$38,051 city:\$0 other:\$0 school:\$63,051 |



▼ Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 5/11/2010 | \$136,000 | 1194/0348 | WD | I | Q | 01 |
| 2/19/2008 | \$24,000 | 1143/1482 | WD | V | Q | |
| 8/26/1998 | \$8,000 | 0865/0578 | WD | V | Q | |
| 8/6/1998 | \$0 | 0864/0943 | CT | V | U | 01 |
| 1/7/1997 | \$7,700 | 0833/0638 | WD | V | Q | |

▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch | MANUF 1 (0201) | 2008 | 2040 | 2376 | \$102,963 |

*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 |
|------|--------------------|----------|------------|---------|---------|
| 0190 | FPLC PF | 2008 | \$1,200.00 | 1.00 | 0 x 0 |
| 0296 | SHED METAL | 2008 | \$9,375.00 | 750.00 | 25 x 30 |
| 9945 | Well/Sept | | \$3,250.00 | 1.00 | 0 x 0 |
| 0166 | CONC,PAVMT | 2008 | \$4,335.00 | 1734.00 | 0 x 0 |
| 0120 | CLFENCE 4 | 2017 | \$400.00 | 1.00 | 0 x 0 |
| 0081 | DECKING WITH RAILS | 2017 | \$200.00 | 1.00 | 0 x 0 |

From NE Hernando Ave., L on NE Madison St.
L on 441, L on 41, R on SW Justenuggee Ave,
prop on left after CR 349

▼ **Land Breakdown**

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|--------------|---------------------|-------------------------|--------------|------------|
| 0200 | MBL HM (MKT) | 1.000 LT (1.080 AC) | 1.0000/1.0000 1.0000/ / | \$15,000 /LT | \$15,000 |