

# Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Parcel: << 22-5S-17-09340-018 (34266) >>

## Owner & Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                                                               |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | PERKINS GRADY H<br>PERKINS KEVIN<br>252 SW BLOOMINGTON TER<br>LAKE CITY, FL 32025                                                                                                                                                             |              |          |
| Site         | 161 SW DISCOVERY PI, LAKE CITY                                                                                                                                                                                                                |              |          |
| Description* | COMM SE COR BLOCK 50 MASON CITY S/D, RUN W 309 FT, N 305.07 FT, E 154.5 FT, S 152.5 FT, E 154.5 FT, S 152.5 FT TO POB, EX THE N 20 FT OF S1/2 OF S1/2 OF E1/2 OF BLOCK 50 DESC IN WD 1338-90, 608-641, 801-276, 885-1073 THRU 1077, 950-1819, |              |          |
| Area         | 1.55 AC                                                                                                                                                                                                                                       | S/T/R        | 22-5S-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              | \$19,324                                              | Mkt Land            | \$16,469                                              |
| Ag Land               | \$0                                                   | Ag Land             | \$0                                                   |
| Building              | \$17,824                                              | Building            | \$20,698                                              |
| XFOB                  | \$2,700                                               | XFOB                | \$5,950                                               |
| Just                  | \$39,848                                              | Just                | \$43,117                                              |
| Class                 | \$0                                                   | Class               | \$0                                                   |
| Appraised             | \$39,848                                              | Appraised           | \$43,117                                              |
| SOH Cap [?]           | \$681                                                 | SOH Cap [?]         | \$33                                                  |
| Assessed              | \$39,848                                              | Assessed            | \$43,117                                              |
| Exempt                | \$0                                                   | Exempt              | \$0                                                   |
| Total Taxable         | county:\$39,167 city:\$0<br>other:\$0 school:\$39,848 | Total Taxable       | county:\$43,084 city:\$0<br>other:\$0 school:\$43,117 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 4/5/2002  | \$14,500   | 0950/1819 | WD   | I   | U                     | 01    |
| 7/27/1999 | \$25,500   | 0885/1077 | WD   | I   | Q                     |       |
| 1/11/1995 | \$0        | 0801/0276 | FJ   | I   | U                     | 11    |
| 5/1/1986  | \$11,340   | 0608/0641 | AG   | V   | U                     | 01    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | MOBILE HME (0800) | 1982     | 1620    | 2532      | \$20,698   |

\*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/VINYL | 2003     | \$600.00   | 1.00  | 0 x 0 |
| 0296 | SHED METAL      | 2003     | \$300.00   | 1.00  | 0 x 0 |
| 9945 | Well/Sept       |          | \$3,250.00 | 1.00  | 0 x 0 |
| 0070 | CARPORT UF      | 2017     | \$500.00   | 1.00  | 0 x 0 |
| 0169 | FENCE/WOOD      | 2017     | \$800.00   | 1.00  | 0 x 0 |
| 0080 | DECKING         | 2017     | \$500.00   | 1.00  | 0 x 0 |

## Land Breakdown

| Code | Desc         | Units    | Adjustments                     | Eff Rate     | Land Value |
|------|--------------|----------|---------------------------------|--------------|------------|
| 0102 | SFR/MH (MKT) | 1.550 AC | 1.0000/1.0000 1.0000/.8500000 / | \$10,625 /AC | \$16,469   |

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