

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 6/3/2021

Parcel: << **24-4S-17-08728-020 (32351)** >>

Owner & Property Info

Result: 1 of 1

Owner	MCDONALD PHILLIP R & KAREN L MCDONALD KAREN L 4523 SE COUNTY RD 252 LAKE CITY, FL 32025		
Site	4523 COUNTY RD 252 RD		
Description*	COMM SE COR OF NE1/4 OF SW1/4, RUN N 708.72 FT, W 386.24 FT FOR POB, RUN S 773.23 FT TO N R/W CR-252, NW ALONG R/W 150.16 FT, N 716.88 FT, E 142.04 FT TO POB. ORB 831-886, (AKA PART OF LOT 11 UNREC S/D)		
Area	2.43 AC	S/T/R	24-4S-17E
Use Code**	MOBILE HOME (0200)	Tax District	3

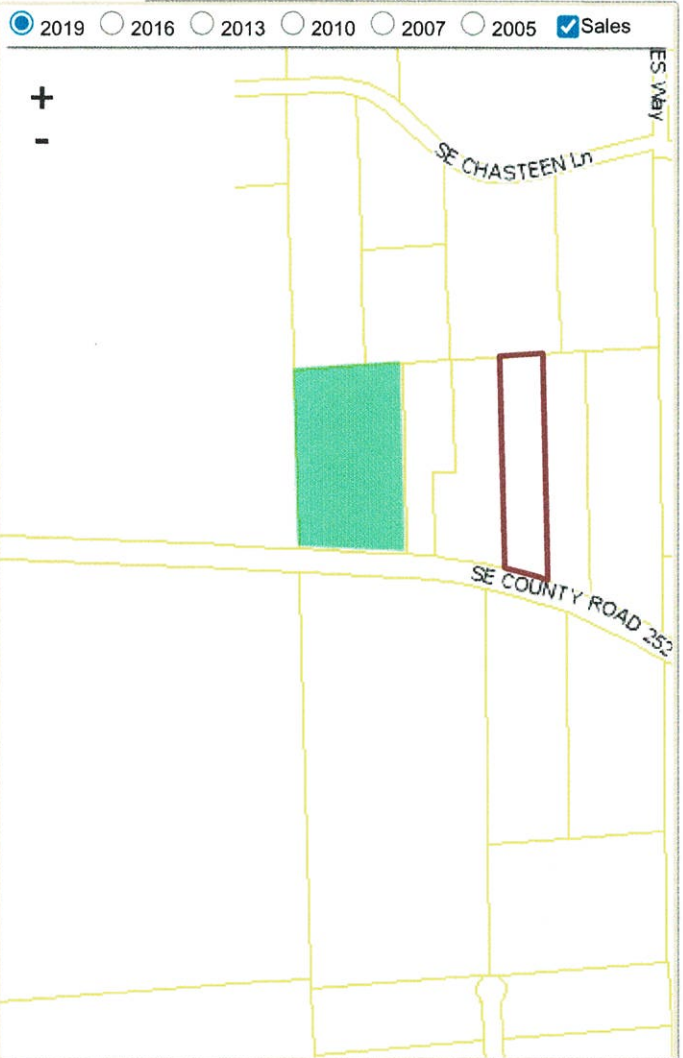
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2020 Certified Values		2021 Working Values	
Mkt Land	\$17,028	Mkt Land	\$17,136
Ag Land	\$0	Ag Land	\$0
Building	\$31,423	Building	\$33,012
XFOB	\$3,500	XFOB	\$3,500
Just	\$51,951	Just	\$53,648
Class	\$0	Class	\$0
Appraised	\$51,951	Appraised	\$53,648
SOH Cap [?]	\$5,592	SOH Cap [?]	\$6,908
Assessed	\$46,359	Assessed	\$46,991
Exempt	HX H3 \$25,000	Exempt	HX HB \$25,000
Total	county:\$21,017 city:\$21,017	Total	county:\$21,740 city:\$0
Taxable	other:\$21,017 school:\$21,359	Taxable	other:\$0 school:\$21,991

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/1/1996	\$8,000	0831/0886	WD	V	U	31

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2000	1216	1504	\$33,012

*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	1996	\$400.00	1.00	10 x 10
0210	GARAGE U	1996	\$2,600.00	1.00	30 x 30
0252	LEAN-TO W/O FLOOR	2017	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	2.430 AC	1.0000/1.0000 1.0000/ /	\$5,200 /AC	\$12,636
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250