

Columbia County Property Appraiser  
Jeff Hampton

2025 Working Values  
updated: 1/9/2025

Parcel: << 22-5S-17-09340-025 (34273) >>

| Owner & Property Info  |   |              | Result: 1 of 1 |
|--|---|--------------|----------------|
| Owner  | MOBLEY CHARLES W<br>168 SW ARMAND PL<br>LAKE CITY, FL 32025   |              |                |
| Site   | 168 SW ARMAND PL, LAKE CITY   |              |                |
| Description*   | LOTS 1 & 20 BLK 30 & LOTS 12 & 13 BLK 31 MASON CITY S/D & THAT PORTION OF FIRST AVE (VACATED) LYING BETWEEN BLOCKS 30 & 31 & BOUNDED ON THE N BY WALNUT ST (NKA SW ARMAND PL) & ON THE S BY PINE ST. ORB 760-665-666, 762-2065, LIFE ESTATE TRUST ORB 816-393, O ...more>>> |              |                |
| Area   | 0.87 AC   | S/T/R        | 22-5S-17       |
| Use Code**   | MOBILE HOME (0200)  | Tax District | 3              |
| *The <a href="#">Description</a> above is not to be used as the Legal Description for this parcel in any legal transaction.<br>**The <a href="#">Use Code</a> 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  | \$12,289                                    | Mkt Land            | \$12,289                                    |
| Ag Land   | \$0   | Ag Land             | \$0   |
| Building  | \$42,640                                    | Building            | \$42,640                                    |
| XFOB  | \$10,700                                    | XFOB                | \$10,700                                    |
| Just  | \$65,629                                    | Just                | \$65,629                                    |
| Class   | \$0   | Class               | \$0   |
| Appraised   | \$65,629                                    | Appraised           | \$65,629                                    |
| SOH/10% Cap   | \$9,718                                     | SOH/10% Cap         | \$8,041                                     |
| Assessed  | \$55,911                                    | Assessed            | \$57,588                                    |
| Exempt  | 21 HX HB<br>\$55,911                        | Exempt              | 21 HX HB<br>\$57,588                        |
| Total Taxable   | county:\$0 city:\$0<br>other:\$0 school:\$0 | Total Taxable       | county:\$0 city:\$0<br>other:\$0 school:\$0 |
| 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. |   |                     |   |

| Sales History |            |            |      |     |                       |       |
|---------------|------------|------------|------|-----|-----------------------|-------|
| Sale Date     | Sale Price | Book/Page  | Deed | V/I | Qualification (Codes) | RCode |
| 9/8/2011      | \$100      | 1219 / 709 | QC   | I   | U                     | 11    |
| 8/3/1999      | \$53,000   | 885 / 1745 | WD   | I   | Q                     |       |
| 7/18/1992     | \$42,000   | 762 / 2065 | WD   | I   | Q                     | 06    |
| 12/1/1991     | \$9,300    | 760 / 665  | WD   | I   | U                     | 32    |

| Building Characteristics   |                   |          |         |           |            |
|--|-------------------|----------|---------|-----------|------------|
| Bldg Sketch  | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
| Sketch   | MOBILE HME (0800) | 1986     | 1620    | 2157      | \$42,640   |
| *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  |
| 0210                           | GARAGE U  | 1997     | \$2,500.00 | 1.00  | 0 x 0 |
| 0190                           | FPLC PF   | 2017     | \$1,200.00 | 1.00  | 0 x 0 |
| 9945                           | Well/Sept |          | \$7,000.00 | 1.00  | 0 x 0 |

| Land Breakdown |              |          |                                  |              |            |
|----------------|--------------|----------|----------------------------------|--------------|------------|
| Code           | Desc         | Units    | Adjustments                      | Eff Rate     | Land Value |
| 0200           | MBL HM (MKT) | 0.870 AC | 1.0000/1.0000 1.0000/1.1300000 / | \$14,125 /AC | \$12,289   |

