

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 3/18/2021

Parcel: << 03-4S-17-07570-054 (28118) >>

Owner & Property Info

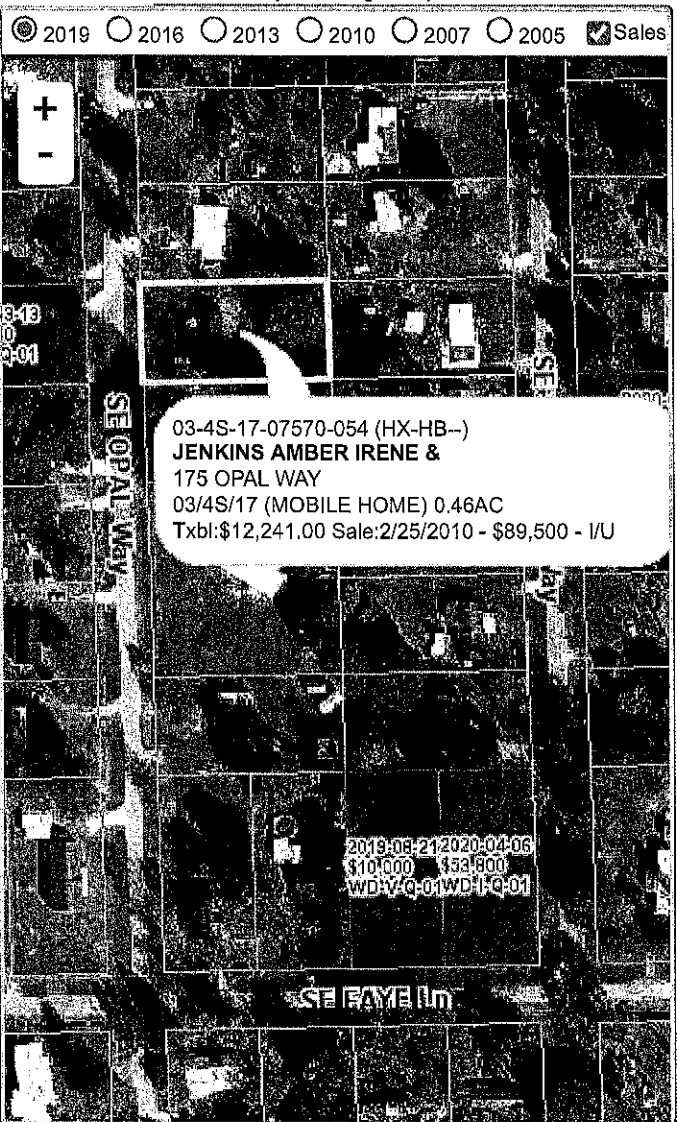
Result: 1 of 1

Owner	JENKINS AMBER IRENE & MCNABB MICHELLE LYNN MICHELLE LYNN MCNABB (JTWRS) 175 SE OPAL WAY LAKE CITY, FL 32025		
Site	175 OPAL WAY, LAKE CITY		
Description*	LOT 20 SUZANNE S/D UNIT 2. ORB 690-767, (DC WILLIAM T ADAMS 858-2130), WD 975-593, AFD 1189-1817,		
Area	0.46 AC	S/T/R	03-4S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$11,750	Mkt Land	\$11,750
Ag Land	\$0	Ag Land	\$0
Building	\$29,851	Building	\$31,986
XFOB	\$2,380	XFOB	\$2,380
Just	\$43,981	Just	\$46,116
Class	\$0	Class	\$0
Appraised	\$43,981	Appraised	\$46,116
SOH Cap [?]	\$7,254	SOH Cap [?]	\$8,875
Assessed	\$36,727	Assessed	\$37,241
Exempt	HX H3 \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$11,727 city:\$11,727 other:\$11,727 school:\$11,727	Total Taxable	county:\$12,241 city:\$0 other:\$0 school:\$12,241

Aerial Viewer Pictometry Google Maps



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/25/2010	\$89,500	1189/1817	AG	I	U	40
2/19/2003	\$56,500	0975/0593	WD	I	Q	
7/5/1989	\$13,500	0690/0767	WD	I	Q	
12/1/1985	\$20,000	0580/0091	WD	I	Q	
1/1/1984	\$4,800	0530/0197	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	1998	1248	1248	\$31,986

*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	1998	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2004	\$1,080.00	240.00	12 x 20

0120	CLFENCE 4	2004	\$100.00	1.00	0 x 0
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▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (0.460 AC)	1.0000/1.0000 1.0000/ /	\$10,500 /LT	\$10,500
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250

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