

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**

updated: 6/27/2024

Parcel: << **09-4S-16-02818-223 (12329)** >>**Owner & Property Info**

Result: 12 of 28

Owner	REYNOLDS ROBERT T REYNOLDS KATHY ANN 514 SW LYNNWOOD AVE LAKE CITY, FL 32024		
Site	514 SW LYNNWOOD AVE, LAKE CITY		
Description*	LOT 23 BLOCK A TROY HEIGHTS S/D UNIT 2. 696-448, 1006-2877, WD 1199-1873, DC 1313-2640, WD 1313-2641, DC 1434-482, WD 1434-483,		
Area	0.5 AC	S/T/R	09-4S-16
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**

2023 Certified Values		2024 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$83,350	Building	\$94,175
XFOB	\$9,650	XFOB	\$9,650
Just	\$111,500	Just	\$122,325
Class	\$0	Class	\$0
Appraised	\$111,500	Appraised	\$122,325
SOH Cap [?]	\$24,190	SOH Cap [?]	\$32,396
Assessed	\$87,310	Assessed	\$89,929
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$37,310	Total Taxable	county:\$39,929
	city:\$0 other:\$0 school:\$62,310		city:\$0 other:\$0 school:\$64,929

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/1/2021	\$124,900	1434 / 483	WD	I	U	35
5/9/2016	\$72,000	1313 / 2641	WD	I	Q	01
8/12/2010	\$100	1199 / 1873	WD	I	U	11
2/10/2004	\$16,500	1006 / 2877	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1997	1400	2202	\$94,175

\*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
0169	FENCE/WOOD	2007	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2014	\$1,450.00	725.00	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)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500
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