

## Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/5/2024

Parcel: 11-5S-16-03564-107 (17455) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	METELUS ANTOINE METELUS SAVISENA 16406 SE 84TH TER SUMMERFIELD, FL 34491		
Site	737 SW PEACE DR, LAKE CITY		
Description*	LOT 7 COLUMBIA MEADOWS S/D, 800-1673, 800-1674, WD 1031-137, WD 1072-1433.		
Area	4.1 AC	S/T/R	11-5S-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 &amp; Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$34,551	Building	\$38,004
XFOB	\$11,400	XFOB	\$11,400
Just	\$85,951	Just	\$89,404
Class	\$0	Class	\$0
Appraised	\$85,951	Appraised	\$89,404
SOH/10% Cap	\$19,017	SOH/10% Cap	\$15,777
Assessed	\$85,951	Assessed	\$89,404
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$66,934 city:\$0 other:\$0 school:\$85,951	Total Taxable	county:\$73,627 city:\$0 other:\$0 school:\$89,404

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.

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
1/20/2006	\$103,000	1072 / 1433	WD	I	Q	
11/18/2004	\$93,100	1031 / 167	WD	I	Q	01
1/19/1995	\$18,000	800 / 1674	WD	I	Q	
1/13/1995	\$1,000	800 / 1673	WD	V	U	12

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1997	2052	2404	\$38,004

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	0	\$200.00	1.00	12 x 12
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (4.100 AC)	1.0000/1.0000 1.0000/ /	\$40,000 /LT	\$40,000

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