

# Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/3/2024

Parcel: << 09-4S-16-02818-002 (12279) >>

## Owner & Property Info

Owner	TIMBERLANE MOBILE HOME COMMUNITY LLC 337 SW TOMPKINS ST LAKE CITY, FL 32024		
Site	110 SW WOODBERRY CT, LAKE CITY		
Description*	THE W 334 FT OF THE S 1329.20 FT OF E1/2 OF NE1/4, EX S 25 FT FOR RD R/W. ORB 696-456. WD 1070-47.		
Area	10 AC	S/T/R	09-4S-16
Use Code**	MH PARK (2802)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$55,000	Mkt Land	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$101,324	XFOB	\$101,324
Just	\$156,324	Just	\$156,324
Class	\$0	Class	\$0
Appraised	\$156,324	Appraised	\$156,324
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$156,324	Assessed	\$156,324
Exempt	\$0	Exempt	\$0
Total	county:\$156,324 city:\$0	Total	county:\$156,324 city:\$0
Taxable	other:\$0 school:\$156,324	Taxable	other:\$0 school:\$156,324

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
12/30/2005	\$173,800	1070 / 047	WD	V	Q	
9/11/1989	\$35,000	696 / 456	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0259	MHP HOOKUP	0	\$73,100.00	34.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$8,568.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$19,656.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0210	TRLR PARK (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$5,500 /AC	\$55,000

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