

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/3/2024

Parcel: &lt;&lt; 02-5S-16-03423-002 (16803) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner &amp; Property Info

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|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | DAVENPORT SAVANNAH MADDOX<br>DAVENPORT JAMES<br>156 SW LAGUNA GLN<br>LAKE CITY, FL 32024-1551  |              |          |
| Site         | 156 SW LAGUNA GLN, LAKE CITY   |              |          |
| Description* | THE S 180 FT OF THE E 180 FT & ALSO THE N 121 FT OF THE S 301 FT OF THE E 180 FT; BOTH BEING OF THE FOLLOWING DESC PROP: COMM NE COR, RUN S 2652.09 FT, W 331.33 FT FOR POB, RUN W 331.33 FT, N 473.47 FT, E 331.42 FT, S 472.87 FT TO POB. WD 1155-320, QC 141 ...more>>> |              |          |
| Area         | 1.24 AC  | S/T/R        | 02-5S-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

| 2024 Certified Values |  |           |  | 2025 Working Values |  |           |  |
|-----------------------|--|-----------|--|---------------------|--|-----------|--|
| Mkt Land              |  | \$11,160  |  | Mkt Land            |  | \$11,160  |  |
| Ag Land               |  | \$0       |  | Ag Land             |  | \$0       |  |
| Building              |  | \$92,116  |  | Building            |  | \$92,116  |  |
| XFOB                  |  | \$7,400   |  | XFOB                |  | \$7,400   |  |
| Just                  |  | \$110,676 |  | Just                |  | \$110,676 |  |
| Class                 |  | \$0       |  | Class               |  | \$0       |  |
| Appraised             |  | \$110,676 |  | Appraised           |  | \$110,676 |  |
| SOH/10% Cap           |  | \$34,364  |  | SOH/10% Cap         |  | \$32,075  |  |
| Assessed              |  | \$76,312  |  | Assessed            |  | \$78,601  |  |
| Exempt                | HX HB  | \$50,000  |  | Exempt              | HX HB  | \$50,000  |  |
| Total Taxable         | county:\$26,312 city:\$0 other:\$0 school:\$51,312 |           |  | Total Taxable       | county:\$28,601 city:\$0 other:\$0 school:\$53,601 |           |  |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 12/28/2020 | \$100      | 1427 / 2143 | QC   | I   | U                     | 11    |
| 8/7/2020   | \$100      | 1417 / 448  | QC   | I   | U                     | 30    |
| 7/23/2008  | \$100      | 1155 / 320  | WD   | V   | Q                     | 03    |

## Building Characteristics

| Bldg Sketch            | Description*   | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|----------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | MANUF 1 (0201) | 1994     | 1674    | 1674      | \$92,116   |

\*[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  |
|------|------------|----------|------------|-------|-------|
| 0190 | FPLC PF    | 2009     | \$1,200.00 | 1.00  | 0 x 0 |
| 0080 | DECKING    | 2009     | \$200.00   | 1.00  | 0 x 0 |
| 9947 | Septic     |          | \$3,000.00 | 1.00  | 0 x 0 |
| 0296 | SHED METAL | 2019     | \$3,000.00 | 1.00  | 0 x 0 |

## Land Breakdown

| Code | Desc         | Units    | Adjustments             | Eff Rate    | Land Value |
|------|--------------|----------|-------------------------|-------------|------------|
| 0200 | MBL HM (MKT) | 1.240 AC | 1.0000/1.0000 1.0000/ / | \$9,000 /AC | \$11,160   |

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