

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 1/13/2022

Parcel: (◀) 15-5S-16-03622-107 (17770) (▶)

**Owner & Property Info**

Result: 1 of 1

Owner	KUZYK BUDDY L 455 SW THRASHER LANE LAKE CITY, FL 32024		
Site	455 SW THRASHER Ln, LAKE CITY		
Description*	LOT 7 SUNNY ACRES S/D UNIT 2. 755-1090		
Area	4.18 AC	S/T/R	15-5S-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 & Assessment Values**

2021 Certified Values		2022 Working Values	
Mkt Land	\$30,250	Mkt Land	\$30,250
Ag Land	\$0	Ag Land	\$0
Building	\$21,345	Building	\$20,191
XFOB	\$2,500	XFOB	\$2,500
Just	\$54,095	Just	\$52,941
Class	\$0	Class	\$0
Appraised	\$54,095	Appraised	\$52,941
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$54,095	Assessed	\$52,941
Exempt	HX HB DX \$29,595	Exempt	HX HB DX \$28,441
Total Taxable	county:\$24,500 city:\$0 other:\$0 school:\$28,595	Total Taxable	county:\$24,500 city:\$0 other:\$0 school:\$27,441

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/17/1992	\$13,000	0755/1090	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1997	1620	1620	\$20,191

\*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
0294	SHED WOOD/VINYL	1997	\$500.00	1.00	10 x 12
0296	SHED METAL	2007	\$800.00	1.00	0 x 0
0070	CARPORT UF	2007	\$900.00	360.00	18 x 20
0169	FENCE/WOOD	2019	\$300.00	1.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (4.180 AC)	1.0000/1.0000 1.0000/ /	\$27,000 /LT	\$27,000
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250