

# Columbia County Property Appraiser

CAMA updated 7/11/2013

**2012 Tax Year**

Parcel: 27-6S-17-09792-000

&lt;&lt; Next Lower Parcel    Next Higher Parcel &gt;&gt;

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

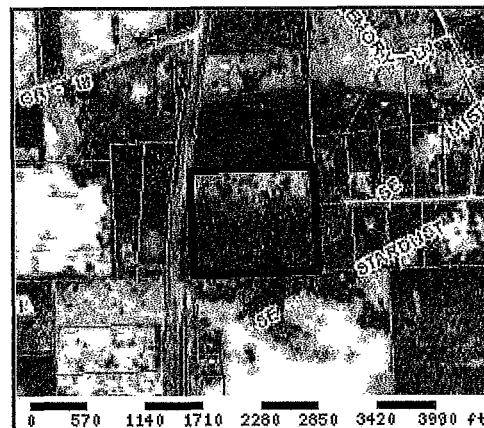
Interactive GIS Map

Print

**Owner & Property Info**

Search Result. 1 of 1

Owner's Name	MACKINNON GEORGE EDGAR &		
Mailing Address	MACKINNON CYNTHIA LYNN 18585 S US HWY 441 HIGH SPRINGS, FL 32643		
Site Address	18585 S US HIGHWAY 441		
Use Desc. (code)	IMPROVED A (005000)		
Tax District	3 (County)	Neighborhood	27617
Land Area	28.850 ACRES	Market Area	02
Description	NOTE This description is not to be used as the Legal Description for this parcel in any legal transaction		
COMM SW COR OF SEC, RUN E 82 36 FT TO E R/W US-41 FOR POB RUN N ALONG R/W 1021 69 FT, E 1216 16 FT, S 1020 51 FT, W 1242 98 FT TO POB ORB 685-634, TR DEED 1155-2296			

**Property & Assessment Values**

2012 Certified Values		
Mkt Land Value	cnt (1)	\$59,920.00
Ag Land Value	cnt (1)	\$2,000.00
Building Value	cnt (1)	\$180,504.00
XFOB Value	cnt (2)	\$4,900.00
Total Appraised Value		\$247,324.00
Just Value		\$277,112.00
Class Value		\$247,324.00
Assessed Value		\$247,324.00
Exempt Value	(code HX H3)	\$50,000.00
Total Taxable Value		Cnty: \$197,324 Other: \$197,324   Schl: \$222,324

**2013 Working Values****NOTE:**

2013 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes

[Show Working Values](#)
**Sales History**
[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/30/2008	1155/2296	TR	I	U	01	\$100.00
5/21/2003	984/990	WD	I	Q		\$279,500.00
5/17/1989	685/634	WD	V	Q		\$47,900.00

**Building Characteristics**

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1993	CEDAR (12)	2458	4578	\$180,200.00
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.						

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	2004	\$2,400.00	0000002.000	0 x 0 x 0	(000.00)
0040	BARN,POLE	2004	\$2,500.00	0001000.000	20 x 50 x 0	(000.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
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000100	SFR (MKT)	18.85 AC	1.00/1.00/1.00/1.00	\$3,305.96	\$62,317.00
006200	PASTURE 3 (AG)	10 AC	1.00/1.00/1.00/1.00	\$200.00	\$2,000.00
009910	MKT.VAL.AG (MKT)	10 AC	1.00/1.00/1.00/1.00	\$0.00	\$33,059.00

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**DISCLAIMER**

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.