

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/23/2025

Parcel: &lt;&lt; 16-4S-16-03031-000 (14043) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	DUMAS JAMES MICHAEL CHACO JULIA SAN AGUSTIN 862 SW LEGION DR LAKE CITY, FL 32024		
Site	862 SW LEGION DR, LAKE CITY		
Description*	THE W 131.59 FT OF W1/2 OF SW1/4 OF NW1/4 OF SW1/4. ORB 397-510, UNREC AFD, 754-1713, 816-1911, (CLEARING TITLE IN ORB 879-1711) (POA-881-1805) 881-1806, QCD 1079-1691, WD 1101-362, WD 1202-42 & WD 1228-1593		
Area	2 AC	S/T/R	16-4S-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 &amp; Zoning office for specific zoning information.

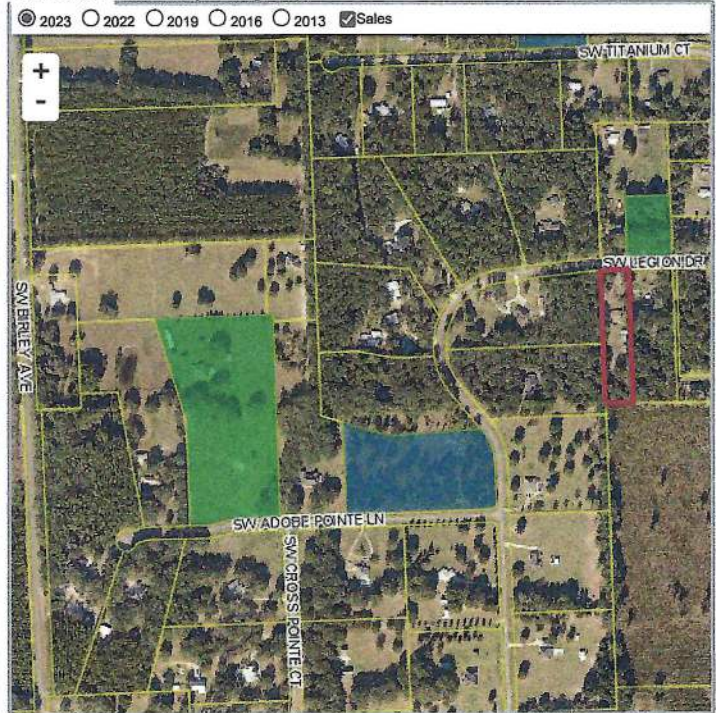
## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$23,000	Mkt Land	\$23,000
Ag Land	\$0	Ag Land	\$0
Building	\$140,593	Building	\$140,593
XFOB	\$11,100	XFOB	\$11,100
Just	\$174,693	Just	\$174,693
Class	\$0	Class	\$0
Appraised	\$174,693	Appraised	\$174,693
SOH/10% Cap	\$78,374	SOH/10% Cap	\$75,581
Assessed	\$96,319	Assessed	\$99,112
Exempt	HX HB WX SX \$96,319	Exempt	HX HB WX SX \$99,112
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$66,319	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$69,112

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
1/24/2012	\$43,900	1228 / 1593	WD	I	Q	01
9/3/2010	\$20,000	1202 / 042	WD	I	U	37
11/1/2006	\$40,000	1101 / 362	WD	I	Q	
4/11/2004	\$10,000	1079 / 1691	QC	I	Q	01
5/27/1999	\$25,000	881 / 1806	WD	I	Q	
4/18/1995	\$28,000	816 / 1911	AD	I	U	13
12/5/1991	\$0	754 / 1713	WD	V	Q	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2013	1736	1976	\$140,593

\*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
0021	BARN, FR AE	0	\$2,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2007	\$1,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2012	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2014	\$800.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$11,500 /AC	\$23,000

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map Image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/23/2025 and may not reflect the data currently on file at our office.