

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 9/22/2022

Parcel: << **16-4S-16-03025-018 (13987)** >>

## Owner & Property Info

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Owner	THOMAS DAVID THOMAS BRENDA 166 SW FANTASY GLN LAKE CITY, FL 32024		
Site	166 SW FANTASY GLN, LAKE CITY		
Description*	COMM SE COR OF NE1/4, RUN W 274.32 FT FOR POB, CONT W 166.33 FT TO SE COR LOT 15 MEADOW VISTA S/D, N 262 FT TO S R/W VISTA LN, E ALONG R/W 166.33 FT, S 262 FT TO POB. 931-915, LE 1473-2483,		
Area	1 AC	S/T/R	16-4S-16E
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	\$12,700	Mkt Land	\$13,000
Ag Land	\$0	Ag Land	\$0
Building	\$69,364	Building	\$87,078
XFOB	\$6,240	XFOB	\$9,490
Just	\$88,304	Just	\$109,568
Class	\$0	Class	\$0
Appraised	\$88,304	Appraised	\$109,568
SOH Cap [?]	\$15,520	SOH Cap [?]	\$32,351
Assessed	\$72,784	Assessed	\$77,217
Exempt	HX HB \$47,784	Exempt	HX HB \$50,000
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$47,784	Total Taxable	county:\$27,217 city:\$0 other:\$0 school:\$52,217



## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/18/2022	\$100	1473/2483	LE	I	U	14
7/19/2001	\$100	0931/0915	WD	V	U	01

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MANUF 1 (0201)	2002	2356	2356	\$87,078

\*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
0190	FPLC PF	2007	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2007	\$1,440.00	192.00	12 x 16
9945	Well/Sept		\$3,250.00	1.00	0 x 0

0252	LEAN-TO W/O FLOOR	2007	\$200.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2007	\$200.00	1.00	0 x 0
0070	CARPORT UF	2014	\$1,600.00	1.00	0 x 0
0261	PRCH, UOP	2014	\$1,200.00	1.00	0 x 0
0070	CARPORT UF	2014	\$400.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$13,000

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