

Columbia County Property Appraiser
Jeff Hampton

2025 Working Values
updated: 5/15/2025

Parcel: << 22-5S-17-09340-061 (34309) >>

Owner & Property Info

Result: 1 of 1

Owner	ORTIZ RAFAEL DAVID JR ORTIZ KAREN MARIE 290 SW DISCOVERY PL LAKE CITY, FL 32025		
Site	290 SW DISCOVERY PL, LAKE CITY		
Description*	THE N1/2 OF BLOCK 54 MASON CITY S/D. CT 955-2589, WD 1008-1567, WD 1095-1647, WD 1118-509, WD 1502-1607,		
Area	2.16 AC	S/T/R	22-5S-17
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			
2024 Certified Values		2025 Working Values	
Mkt Land	\$20,520	Mkt Land	\$25,920
Ag Land	\$0	Ag Land	\$0
Building	\$151,124	Building	\$158,761
XFOB	\$4,200	XFOB	\$4,200
Just	\$175,844	Just	\$188,881
Class	\$0	Class	\$0
Appraised	\$175,844	Appraised	\$188,881
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$175,844	Assessed	\$188,881
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$175,844 city:\$0 other:\$0 school:\$175,844	Total Taxable	county:\$188,881 city:\$0 other:\$0 school:\$188,881
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
11/8/2023	\$220,000	1502 / 1607	WD	I	Q	01
4/27/2007	\$100	1118 / 509	WD	V	Q	01
8/31/2006	\$18,000	1095 / 1647	WD	V	U	08
2/24/2004	\$34,000	1008 / 1567	WD	V	Q	02

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	1994	1499	1499	\$158,761
*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					
Code	Desc	Year Blt	Value	Units	Dims
0080	DECKING	2013	\$1,500.00	1.00	0 x 0
0070	CARPORT UF	2013	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2013	\$1,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2017	\$500.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.160 AC	1.0000/1.0000 1.0000/1.0000000 /	\$12,000 /AC	\$25,920

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