

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/30/2021

Retrieve Tax Record

2021 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 28-3S-16-02372-635 (9212) >>

Owner & Property Info

<< Result: 3 of 6 >>

Owner	MIGUEL MIGUEL 744 NW ZACK DR LAKE CITY, FL 32055		
Site	744 NW ZACK Dr, LAKE CITY		
Description*	BEG AT NW COR LOT 27, ARBOR GREENE AT EMERALD LAKES S/D, SE 181.05 FT, SW 208.87 FT TO E R/W OF NW ZACK DR, NW ALONG CURVE OF R/W 130.16 FT, NE 164.16 FT TO POB AKA LOT 35 ARBOR GREENE AT EMERALD GREENE PHASE 2. 994-563, WD 1000-762, QC 1162-610,665, QC 1163-860 <<<less		
Area	0.63 AC	S/T/R	28-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*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.

Aerial Viewer Pictometry Google Maps



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$128,615	Building	\$138,996
XFOB	\$4,946	XFOB	\$4,946
Just	\$151,561	Just	\$161,942
Class	\$0	Class	\$0
Appraised	\$151,561	Appraised	\$161,942
SOH Cap [?]	\$17,892	SOH Cap [?]	\$26,402
Assessed	\$133,669	Assessed	\$135,540
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$83,669 city:\$83,669 other:\$83,669 school:\$108,669	Total Taxable	county:\$85,540 city:\$0 other:\$0 school:\$110,540

Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/4/2008	\$100	1163/0860	QC	I	U	01
11/12/2008	\$100	1162/0665	QC	I	U	01
11/12/2008	\$100	1162/0610	QC	I	U	01
9/9/2003	\$21,500	0994/0563	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	1712	2432	\$138,996

*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)

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

28-3S-16-02372-635 (9212)

Clerk's Office Stamp

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): BEG AT NW COR LOT 27, ARBOR GREENE AT EMERALD LAKES S/D, SE 181.05 FT, SW 208.87 FT TO E RAW OF NW ZACK DR.
a) Street (job) Address: 744 NW Zack Dr Lake City 32055
2. General description of improvements: RE-ROOF
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: MIGUEL MIGUEL
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property:
4. Contractor Information
a) Name and address: RICHARD DORMAN
b) Telephone No.: 352-581-7333 6650 S PINE AVE OCALA FL 34480
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address:
b) Amount of Bond:
c) Telephone No.:
6. Lender
a) Name and address:
b) Phone No.:
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address:
b) Telephone No.:
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: OF
b) Telephone No.:
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Pennie Miguel / HOME OWNER
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Pennie Miguel
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 6 day of October, 2021, by:
Pennie Miguel as homeowner for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification X Type M240-661-64-901-0

Notary Signature Tamzen Sierra Chittum Notary Stamp or Seal:

