Columbia County Property Appraiser

Jeff Hampton

Parcel: « 02-3S-16-01946-031 (6390) »

Owner & Property Info Result: 1 of 2 MORRIS BRADLEY Owner 39562 HIGHWAY 58 LA CROSSE, VA 23950 Site 253 NW FLAMINGO GLN, LAKE CITY COMM SE COR OF SEC, RUN W 617.23 FT TO W R/W US-41, NW ALONG R/W 430.98 FT, W 613 FT FOR POB, CONT W 141 FT, N 309.54 FT, E 141 FT, S 309.54 FT TO POB. (A LOT 18 BLOCK B NORTHWOOD ACRES S/D UNREC). 469-447, 474-30, 729-73, 842-1433, WD Description' 1047-482, WD 1180-1 ...more>>> Area 1 AC S/T/R 02-3S-16 MOBILE HOME (0200) Tax District 3 Use Code*

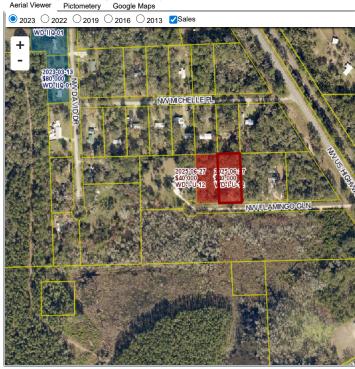
*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

	2024 Certified Values	:	2025 Working Values
Mkt Land	\$9,750	Mkt Land	\$9,750
Ag Land	\$0	Ag Land	\$0
Building	\$26,244	Building	\$32,720
XFOB	\$7,400	XFOB	\$7,400
Just	\$43,394	Just	\$49,870
Class	\$0	Class	\$0
Appraised	\$43,394	Appraised	\$49,870
SOH/10% Cap	\$12,035	SOH/10% Cap	\$0
Assessed	\$31,359	Assessed	\$49,870
Exempt	HX HB \$25,000	Exempt	\$0
Total Taxable	county:\$6,359 city:\$0 other:\$0 school:\$6,359		county:\$49,870 city:\$0 other:\$0 school:\$49,870

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.

2025 Working Values



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/27/2025	\$40,000	1543 / 2644	WD	ı	U	12
9/23/2024	\$0	1524 / 2289	СТ	ı	U	18
8/7/2024	\$100	1521 / 1828	CT	I	U	18
8/31/2009	\$60,000	1180 / 1182	WD	ı	Q	01
5/23/2005	\$45,900	1047 / 482	WD	ı	Q	
7/17/1997	\$10,000	842 / 1433	WD	V	U	35
1/1/1980	\$4,000	440 / 321	03	V	Q	

▼ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	MOBILE HME (0800)	1997	1216	1392	\$32,720	
*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 Units Year Blt Value Dims Code Desc 0294 SHED WOOD/VINYL 1998 \$400.00 1.00 0 x 0 9945 Well/Sept \$7,000.00 1.00 0 x 0

▼ Land Breakdown							
Code Desc Units		Units	Adjustments	Eff Rate	Land Value		
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/.7500000 /	\$9,750 /AC	\$9,750		

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