

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/30/2021

Parcel: << 18-5S-16-03642-004 (17995) >>

Owner & Property Info

Result: 1 of 1

Owner	CHRISTENSEN ANNE M CHRISTENSEN DOUGLAS L 9574 SW COUNTY RD 240 LAKE CITY, FL 32024		
Site	9574 SW COUNTY ROAD 240, LAKE CITY		
Description*	COMM AT NW COR OF NE1/4 OF SEC RUN S 39.62 FT TO S R/W OF C R 240 FOR POB CONT S 970.94 FT, E 449.78 FT, N 970.94 FT TO S R/W OF C R 240, W ALONG R/W 450 FT TO POB. 1121-746.		
Area	10.02 AC	S/T/R	18-5S-16
Use Code**	SINGLE FAMILY (0100)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$44,629	Mkt Land	\$45,090
Ag Land	\$0	Ag Land	\$0
Building	\$197,562	Building	\$213,591
XFOB	\$21,310	XFOB	\$21,310
Just	\$263,501	Just	\$279,991
Class	\$0	Class	\$0
Appraised	\$263,501	Appraised	\$279,991
SOH Cap [?]	\$24,946	SOH Cap [?]	\$38,096
Assessed	\$238,555	Assessed	\$241,895
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$188,555 city:\$188,555 other:\$188,555 school:\$213,555	Total Taxable	county:\$191,895 city:\$0 other:\$0 school:\$216,895

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



18-5S-16-03648-000
ANDERSON COLUMBIA CO INC
18/5S/16 (NON AG ACREAGE) 30AC
Txbl:\$90,000.00 Sale:8/28/2015 - \$90,000 -

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/6/2007	\$131,500	1121/0746	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2008	2317	4142	\$213,591

*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	2008	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2008	\$17,810.00	7421.00	0 x 0
0296	SHED METAL	2014	\$1,500.00	1.00	0 x 0
0169	FENCE/WOOD	2019	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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0100	SFR (MKT)	10.020 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$45,090
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Search Result: 1 of 1

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by: GrizzlyLogic.com

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, AIRBOR GREENE AT EMERALD LAKES S/D, SE 161 05 FT., SW 208 87 FT 10 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 [Signature] Notary Stamp or Seal:

