

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 10/14/2021

Parcel: << **33-4S-17-08944-012 (32995)** >>

Owner & Property Info

Result: 3 of 6

Owner	MC MANUS DUSTIN F MC MANUS WHITNEY L 251 SW BREEZY DR LAKE CITY, FL 32025		
Site	251 SW BREEZY Dr, LAKE CITY		
Description*	(AKA PRCL A2 HILLCREST UNR): COMM NE COR OF NW1/4 OF SW1/4, RUN E 624.84 FT FOR POB, CONT E 712.77 FT, S 50 DG W 844.62 FT TO PT OF CURVE, RUN NW'RLY ALONG CRVE 77.85 FT, N 70 DG W 72.77 FT, N 9 DG E 474.91 FT TO POB. ORB 951-303, CWD 953-1863, 986-1253 ...more>>>		
Area	5.11 AC	S/T/R	33-4S-17E
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	\$32,420	Mkt Land	\$32,704
Ag Land	\$0	Ag Land	\$0
Building	\$231,184	Building	\$250,355
XFOB	\$1,832	XFOB	\$1,832
Just	\$265,436	Just	\$284,891
Class	\$0	Class	\$0
Appraised	\$265,436	Appraised	\$284,891
SOH Cap [?]	\$4,364	SOH Cap [?]	\$20,164
Assessed	\$261,072	Assessed	\$264,727
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$211,072 city:\$211,072 other:\$211,072 school:\$236,072	Total Taxable	county:\$214,727 city:\$0 other:\$0 school:\$239,727

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/14/2018	\$100	1366/1669	WD	V	U	11
6/24/2014	\$33,000	1276/1598	WD	V	Q	01
6/19/2003	\$38,000	0986/1254	WD	V	U	01
4/19/2002	\$100	0953/1863	WD	V	U	01
4/16/2002	\$50,000	0951/0303	WD	V	U	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2019	2170	3907	\$250,355

*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

0166	CONC,PAVMT	2019	\$1,832.00	814.00	0 x 0
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▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.110 AC	1.0000/1.0000 1.0000/ /	\$6,400 /AC	\$32,704

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