

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**

updated: 6/20/2024

Parcel: << **21-3S-16-02242-000 (7658)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>M &amp; J SAMPSON, LLC</b> 830 W DUVAL ST LAKE CITY, FL 32055		
Site	134 NW FLORICE AVE, LAKE CITY		
Description*	S 350 FT OF E1/2 OF E1/2 OF SE1/4 OF SE1/4 AS LIES N OF RAILROAD, (AKA PART OF LOT 1 BLOCK A RANCHETTES S/D UNREC). 305-605, 375-93, FJ 1242-1595, QC 1244-808, QC 1244-810, QC 1245-2102,2104, PB 1277-884, FJ 1284-2357, WD 1286-1910, DC 1399-1474, DC 1411- ...more>>>		
Area	2.48 AC	S/T/R	21-3S-16
Use Code**	MOBILE HOME/M HOME (0202)	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.

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$19,840	Mkt Land	\$19,840
Ag Land	\$0	Ag Land	\$0
Building	\$239,471	Building	\$269,343
XFOB	\$27,750	XFOB	\$27,750
Just	\$287,061	Just	\$316,933
Class	\$0	Class	\$0
Appraised	\$287,061	Appraised	\$316,933
SOH Cap [?]	\$30,804	SOH Cap [?]	\$35,050
Assessed	\$287,061	Assessed	\$316,933
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$256,257 city:\$0 other:\$0 school:\$287,061	Total Taxable	county:\$281,883 city:\$0 other:\$0 school:\$316,933

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/3/2021	\$82,100	1455 / 1257	WD	I	Q	01
3/20/2020	\$100	1411 / 1640	WD	I	U	30
12/15/2014	\$43,000	1286 / 1910	WD	I	U	37
11/13/2014	\$0	1284 / 2357	PB	I	U	18
12/3/2012	\$100	1245 / 2104	QC	I	U	11
12/3/2012	\$100	1245 / 2102	QC	I	U	11
10/30/2012	\$100	1244 / 810	QC	I	U	11

10/26/2012	\$100	<a href="#">1244 / 808</a>	QC	I	U	11
10/3/2012	\$100	<a href="#">1242 / 1595</a>	PB	I	U	18

### ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MOBILE HME (0800)	1994	1344	1674	\$25,070
<a href="#">Sketch</a>	MH/NOTITLE (0801)	1985	784	784	\$12,713
<a href="#">Sketch</a>	MOBILE HME (0800)	1989	960	960	\$17,630
<a href="#">Sketch</a>	MANUF 1 (0201)	2004	1560	1560	\$79,949
<a href="#">Sketch</a>	MANUF 1 (0201)	1995	1674	1674	\$84,345
<a href="#">Sketch</a>	MANUF 1 (0200)	2001	1104	1344	\$49,636

\*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	0	\$150.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	1993	\$400.00	1.00	0 x 0
9947	Septic		\$15,000.00	5.00	0 x 0
0060	CARPORT F	2008	\$1,800.00	360.00	18 x 20
9947	Septic		\$3,000.00	1.00	0 x 0
0261	PRCH, UOP	2021	\$400.00	1.00	x

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.480 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$11,840
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$8,000

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: [GrizzlyLogic.com](#)

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 6/20/2024 and may not reflect the data currently on file at our office.