

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/22/2024

Retrieve Tax Record

2023 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **28-2S-16-01772-015 (46503)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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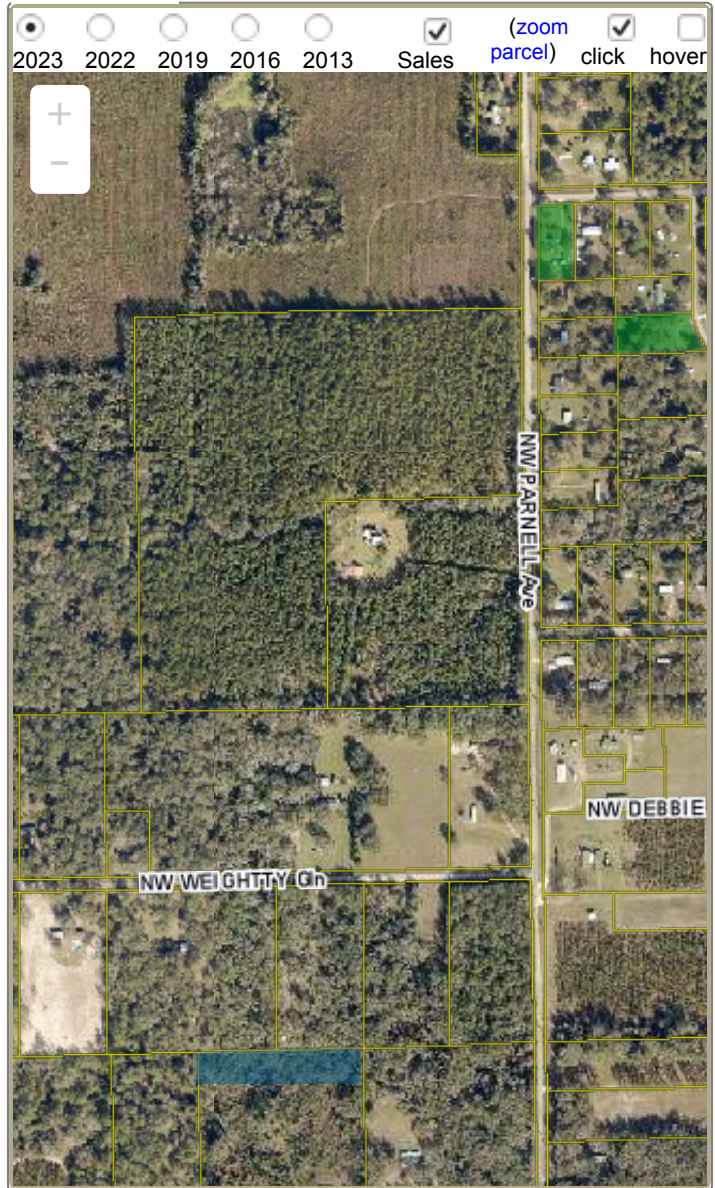
Owner	SANTIAGO KEILA LUCIANO AGOSTO RODRIGUEZ RUBEN A 185 NW FRIENDSHIP WAY LAKE CITY, FL 32055		
Site	185 NW FRIENDSHIP WAY, LAKE CITY		
Description*	LOT 15 PINEHILLS S/D EX 1 AC DESC IN WD 1504-416. 984-1306, WD 1098-383, CT 1242-876, WD 1244-1487 WD 1356-1748, QC 1461-734, QC 1497-1789		
Area	4.06 AC	S/T/R	28-2S-16
Use Code**	MOBILE HOME (0200)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$35,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$32,507	Building	\$32,507
XFOB	\$9,541	XFOB	\$9,541
Just	\$77,048	Just	\$70,048
Class	\$0	Class	\$0
Appraised	\$77,048	Appraised	\$70,048
SOH Cap [?]	\$27,114	SOH Cap [?]	\$30,297
Assessed	\$49,934	Assessed	\$39,751
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$24,934 city:\$0 other:\$0 school:\$24,934	Total Taxable	county:\$14,751 city:\$0 other:\$0 school:\$14,751



▼ 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
7/19/2023	\$100	1497/1789	QC	I	U	11
3/7/2022	\$100	1461/0734	QC	I	U	11
3/23/2018	\$55,000	1356/1748	WD	I	U	30
11/6/2012	\$21,900	1244/1487	WD	I	U	18
9/12/2012	\$0	1242/0876	CT	I	U	18
9/22/2006	\$75,000	1098/0383	WD	I	Q	
5/29/2003	\$47,100	0984/1306	WD	I	Q	

▼ **Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1986	1456	2040	\$32,507

*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
0294	SHED WOOD/VINYL	0	\$250.00	1.00	12 x 12
0190	FPLC PF	1986	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0166	CONC,PAVMT	2013	\$691.00	576.00	24 x 24
0169	FENCE/WOOD	2022	\$400.00	1.00	x

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (4.060 AC)	1.0000/1.0000 1.0000/.8000000 /	\$28,000 /LT	\$28,000

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