

Columbia County Property Appraiser

Jeff Hampton

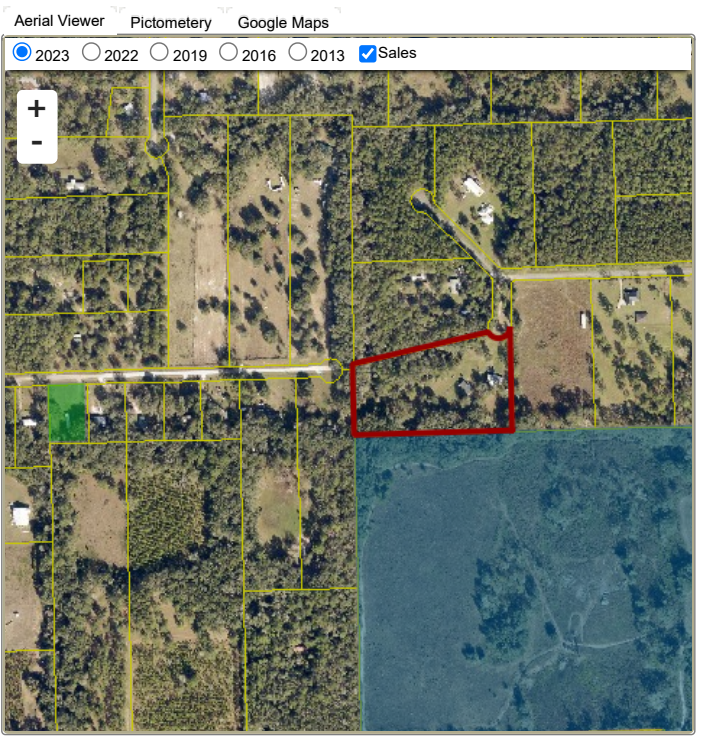
2024 Working Values

updated: 2/22/2024

Parcel: 28-2S-16-01771-123 (5651)

Owner & Property Info			Result: 1 of 1
Owner	STROUD EVERETT WILLIAM STROUD RUBY CARRINE 101 NW WISHBONE CT LAKE CITY, FL 32055		
Site	103 NW WISHBONE CT, LAKE CITY		
Description*	LOT 23 BLOCK A COUNTRY LANE ESTATES S/D. ORB 787-964, 819-707, 830-1049, 951-1004, WD 1006-2348, WD 1115-1109 DC 1144-2784 & QCD 1249-492		
Area	5.93 AC	S/T/R	28-2S-16
Use Code**	MOBILE HOME (0200)	Tax District	3
*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			
2023 Certified Values		2024 Working Values	
Mkt Land	\$46,000	Mkt Land	\$46,000
Ag Land	\$0	Ag Land	\$0
Building	\$98,592	Building	\$98,592
XFOB	\$10,100	XFOB	\$10,100
Just	\$154,692	Just	\$154,692
Class	\$0	Class	\$0
Appraised	\$154,692	Appraised	\$154,692
SOH Cap [?]	\$78,978	SOH Cap [?]	\$76,707
Assessed	\$75,714	Assessed	\$77,985
Exempt	13 HX HB \$75,714	Exempt	13 HX HB \$77,985
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/2013	\$100	1249/0492	QC	I	U	11
3/30/2007	\$149,000	1115/1109	WD	I	Q	
2/9/2004	\$80,000	1006/2348	WD	I	Q	
4/12/2002	\$15,000	0951/1004	WD	V	Q	99
8/27/1996	\$10,000	0830/1049	WD	V	U	09
3/19/1996	\$7,700	0819/0707	CT	V	U	11
9/17/1993	\$11,000	0787/0964	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2003	1978	2242	\$98,592
*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	2003	\$1,200.00	1.00	0 x 0
0265	PRCH,U EP	2018	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2022	\$800.00	1.00	x
0296	SHED METAL	2022	\$600.00	1.00	x

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.930 AC)	1.0000/1.0000 1.0000/1.1500000 /	\$46,000 /LT	\$46,000