

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 8/12/2020

Parcel: << **22-4S-16-03090-137** >>**Owner & Property Info**

Result: 1 of 16

Owner	BECHARD MICHAEL J & JULIA R 592 SW BUCHANAN DR LAKE CITY, FL 320244243		
Site	592 BUCHANAN DR, LAKE CITY		
Description*	LOT 7 BLOCK 2 BLAINE ESTATES PHASE 2. WD 1008-1107, WD 1093-2323, WD 1327-330,		
Area	1.13 AC	S/T/R	22-4S-16
Use Code**	MOBILE HOM (000200)	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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (2)	\$19,100	Mkt Land (2)	\$18,250
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$78,576	Building (1)	\$98,932
XFOB (2)	\$4,500	XFOB (5)	\$11,500
Just	\$102,176	Just	\$128,682
Class	\$0	Class	\$0
Appraised	\$102,176	Appraised	\$128,682
SOH Cap [?]	\$11,564	SOH Cap [?]	\$20,791
Assessed	\$90,612	Assessed	\$107,891
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$40,612 city:\$40,612 other:\$40,612 school:\$65,612	Total Taxable	county:\$57,891 city:\$57,891 other:\$57,891 school:\$82,891

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/8/2016	\$21,000	1327/0330	WD	V	Q	01
8/17/2006	\$42,500	1093/2323	WD	V	Q	
2/26/2004	\$18,500	1008/1107	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	MANUF 1 (000200)	2017	1922	2775	\$98,932

*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	Condition (% Good)
0296	SHED METAL	2017	\$4,050.00	450.000	18 x 25 x 0	(000.00)
0252	LEAN-TO W/	2017	\$450.00	300.000	12 x 25 x 0	(000.00)
0261	PRCH, UOP	2019	\$2,500.00	1.000	0 x 0 x 0	(000.00)
0140	CLFENCE 6	2019	\$1,500.00	1.000	0 x 0 x 0	(000.00)
0070	CARPORT UF	2019	\$3,000.00	1.000	20 x 30 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000200	MBL HM (MKT)	1.000 LT - (1.130 AC)	1.00/1.00 1.00/1.00	\$15,000	\$15,000
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250

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