

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/7/2023

Parcel: << 28-3S-16-02377-131 (9311) >>

Owner & Property Info

Result: 1 of 1

Owner	MLGLOVE LLC 3101 W US HIGHWAY 90 STE 201 LAKE CITY, FL 32055		
Site	313 NW KATELYN WAY, LAKE CITY		
Description*	LOT 31 MAGNOLIA HILLS S/D. 805-1554, 959-121, 980-1850, WD 1053-1771, QC 1162-348, WD 1330-2449,		
Area	0.69 AC	S/T/R	28-3S-16
Use Code**	MODULAR HOME (0201)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$62,270	Building	\$72,866
XFOB	\$4,289	XFOB	\$4,289
Just	\$81,559	Just	\$95,655
Class	\$0	Class	\$0
Appraised	\$81,559	Appraised	\$95,655
SOH Cap [?]	\$4,608	SOH Cap [?]	\$11,009
Assessed	\$81,559	Assessed	\$95,655
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$76,951 city:\$0 other:\$0 school:\$81,559	Total Taxable	county:\$84,646 city:\$0 other:\$0 school:\$95,655

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
2/8/2017	\$65,000	1330/2449	WD	I	Q	03
11/6/2008	\$100	1162/0348	QC	I	U	01
7/19/2005	\$118,571	1053/1771	WD	I	Q	
4/11/2003	\$100,000	0980/1850	WD	V	U	03
6/27/2002	\$150,000	0959/0121	WD	V	U	08
6/27/2002	\$150,000	0959/0121	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MODULAR 1 (0210)	2005	1568	1888	\$72,866

*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
0169	FENCE/WOOD	2007	\$864.00	128.00	16 x 8
0296	SHED METAL	2007	\$1,400.00	140.00	10 x 14
0120	CLFENCE 4	2007	\$825.00	220.00	0 x 0
0190	FPLC PF	2007	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (0.690 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500