

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << **08-4S-16-02816-033** >>

Owner & Property Info

Owner	RED NED MYNCH LLC & MICHELE R DENOFF 2903 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	2903 PINEMOUNT RD, LAKE CITY		
Description*	LOT 3 WEST BEND ESTATES & ALSO BEG AT SW COR LOT 1 WESTBEND ESTATES, RUN E 604.14 FT, N 223.85 FT TO S R/W CR-252, SAID PT BEING ON A CURVE, RUN NE'RLY ALONG CURVE, 61.89 FT, S 645.32 FT, W 664.85 FT TO W LINE OF SEC, N ALONG SEC LINE 406.08 FT TO POB. 9 ...more>>>		
Area	7.84 AC	S/T/R	08-4S-16E
Use Code**	SINGLE FAM (000100)	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 Working Values	
Mkt Land (3)	\$35,558	Mkt Land (3)	\$35,558
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$150,161	Building (1)	\$160,492
XFOB (6)	\$3,526	XFOB (8)	\$12,390
Just	\$189,245	Just	\$208,440
Class	\$0	Class	\$0
Appraised	\$189,245	Appraised	\$208,440
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$189,245	Assessed	\$208,440
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$189,245 city:\$189,245 other:\$189,245 school:\$189,245	Total Taxable	county:\$208,440 city:\$208,440 other:\$208,440 school:\$208,440

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/22/2019	\$100	1383/2118	WD	I	U	11
5/25/2018	\$255,000	1361/0171	WD	I	Q	01
3/19/2014	\$180,000	1271/0993	WD	I	Q	01
5/5/2003	\$97,500	982/1876	WD	I	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1986	2311	2611	\$150,161

*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)
0190	FPLC PF	0	\$1,200.00	1.000	0 x 0 x 0	(000.00)

0166	CONC,PAVMT	0	\$830.00	1.000	0 x 0 x 0	(000.00)
0294	SHED WOOD/	2006	\$1,296.00	192.000	12 x 16 x 0	AP (025.00)
0252	LEAN-TO W/	2014	\$50.00	1.000	0 x 0 x 0	(000.00)
0070	CARPORT UF	2014	\$100.00	1.000	0 x 0 x 0	(000.00)

▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	7.100 AC	1.00/1.00 1.00/1.00	\$4,283	\$30,411
009947	SEPTIC (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$1,250	\$1,250
000000	VAC RES (MKT)	1.000 LT - (0.740 AC)	1.00/1.00 1.00/1.00	\$3,898	\$3,897