

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**

updated: 6/5/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

**Show on GIS Map**

Print

Parcel: << **11-5S-15-00431-119 (1772)** >>**Owner & Property Info**

Result: 1 of 1

Owner	<b>ETTER MATTHEW S</b> 729 SW ALFALFA AVE LAKE CITY, FL 32024		
Site	729 SW ALFALFA AVE, LAKE CITY		
Description*	LOT 19 PINE WIND ESTATES S/D UNIT 1. ORB 644-42, 789-1041, 789-1044, 816-764		
Area	4.02 AC	S/T/R	11-5S-15
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**

2024 Certified Values		2025 Working Values	
Mkt Land	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$155,611	Building	\$157,795
XFOB	\$9,040	XFOB	\$9,040
Just	\$204,651	Just	\$206,835
Class	\$0	Class	\$0
Appraised	\$204,651	Appraised	\$206,835
SOH/10% Cap	\$103,327	SOH/10% Cap	\$102,573
Assessed	\$101,324	Assessed	\$104,262
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$51,324	Total	county:\$53,540
Taxable	city:\$0	Taxable	city:\$0
	other:\$0		other:\$0
	school:\$76,324		school:\$79,262

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ 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
4/22/1994	\$11,000	789 / 1044	WD	V	Q	
1/23/1988	\$21,990	644 / 042	AG	V	U	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MANUF 1 (0201)	2008	2356	2596	\$157,795

\*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

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	1993	\$840.00	336.00	14 x 24
0190	FPLC PF	2013	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	1.000 LT (4.020 AC)	1.0000/1.0000 1.0000/ /	\$40,000 /LT	\$40,000

Search Result: 1 of 1

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