

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/8/2021

Parcel: << 27-6S-17-09784-106 (36048) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 5 of 59

Owner	BUCHANAN MELLISSA L 135 CANDLER COURT LAKE CITY, FL 32024		
Site	135 CANDLER CT, LAKE CITY		
Description*	LOT 6 SHADOW WOOD S/D UNIT 2. ORB 756-1532,804-2261,WD 1001- 696,WD 1111-1723,POA 1111-1723 QC 1191-1320 & COOR QCD 1240- 989 & WD 1240-991		
Area	5.02 AC	S/T/R	27-6S-17
Use Code**	SFRES/MOBILE HOME (0102)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$35,375	Mkt Land	\$35,376
Ag Land	\$0	Ag Land	\$0
Building	\$96,155	Building	\$98,545
XFOB	\$5,760	XFOB	\$5,760
Just	\$137,290	Just	\$139,681
Class	\$0	Class	\$0
Appraised	\$137,290	Appraised	\$139,681
SOH Cap [?]	\$13,150	SOH Cap [?]	\$12,242
Assessed	\$124,140	Assessed	\$127,439
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$74,140 city:\$74,140 other:\$74,140 school:\$99,140	Total Taxable	county:\$77,439 city:\$0 other:\$0 school:\$102,439

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/17/2012	\$130,000	1240/0991	WD	I	Q	01
8/15/2012	\$100	1240/0989	QC	I	U	11
3/22/2010	\$100	1191/1320	QC	I	U	11
2/9/2007	\$289,000	1111/1723	WD	I	Q	
12/1/2003	\$45,000	1001/0696	WD	I	Q	
10/5/1992	\$23,000	0804/2261	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	600	920	\$29,670
Sketch	MANUF 1 (0200)	2004	2170	2476	\$68,875

*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
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