

Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 11/2/2023

Parcel: << 32-2S-16-01809-114 (5901) >>

Owner & Property Info

Result: 1 of 1

Owner	MESSERVY JOSEPH 189 NW TOMOKA CT LAKE CITY, FL 32055-7643		
Site	189 NW TOMOKA CT, LAKE CITY		
Description*	LOT 14 INDIAN RIDGE S/D PHS 1, WD 1173-701, WD 1177-2375, WD 1192-1247, WD 1291-1119, AG 1351-912, WD 1386-206, WD 1386 -207,		
Area	5.01 AC	S/T/R	32-2S-16
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$148,656	Building	\$145,459
XFOB	\$18,700	XFOB	\$18,700
Just	\$207,356	Just	\$204,159
Class	\$0	Class	\$0
Appraised	\$207,356	Appraised	\$204,159
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$207,356	Assessed	\$204,159
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$157,356 city:\$0 other:\$0 school:\$182,356	Total Taxable	county:\$154,159 city:\$0 other:\$0 school:\$179,159

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/3/2019	\$132,000	1386/0207	WD	I	Q	01
5/31/2019	\$100	1386/0206	WD	I	U	11
12/19/2017	\$45,000	1351/0912	AG	V	U	21
3/14/2015	\$48,500	1291/1119	WD	V	U	38
3/25/2010	\$100	1192/1247	WD	V	U	11
7/2/2009	\$100	1177/2375	WD	V	U	11
5/11/2009	\$55,000	1173/0701	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2018	1782	1782	\$145,459

*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
0296	SHED METAL	2021	\$3,200.00	1.00	x
0296	SHED METAL	2021	\$2,800.00	1.00	x
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2021	\$2,500.00	1.00	x
9947	Septic		\$3,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2021	\$200.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$40,000 /LT	\$40,000

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