

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 6/17/2021

Parcel: << **25-4S-15-00385-101 (1488)** >>**Owner & Property Info**

Result: 1 of 1

Owner	ROSSIN WALTER K SR 1453 SW CYPRESS LAKE DR LAKE CITY, FL 32024		
Site	1453 SW CYPRESS LAKE RD, LAKE CITY		
Description*	AKA LOT 1 MIMOSA ACRES UNREC: BEG SE COR OF SW1/4 OF SE1/4, RUN W ALONG N R/W CYPRESS LAKE RD, 374.40 FT, CONT W 382.04 FT, N 601.82 FT, E 774.97 FT, S 606.65 FT TO POB. WD 1320-1528,		
Area	10.6 AC	S/T/R	25-4S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$41,469	Mkt Land	\$42,470
Ag Land	\$0	Ag Land	\$0
Building	\$38,361	Building	\$41,102
XFOB	\$2,200	XFOB	\$2,200
Just	\$82,030	Just	\$85,772
Class	\$0	Class	\$0
Appraised	\$82,030	Appraised	\$85,772
SOH Cap [?]	\$12,876	SOH Cap [?]	\$15,650
Assessed	\$69,154	Assessed	\$70,122
Exempt	HX H3 OTHER \$49,154	Exempt	HX HB VX \$50,122
Total Taxable	county:\$20,000 city:\$20,000 other:\$20,000 school:\$39,154	Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$40,122

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/9/2016	\$29,000	1320/1528	WD	I	U	30

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	1996	1782	1782	\$41,102

*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	2013	\$1,000.00	1.00	0 x 0
0190	FPLC PF	1996	\$1,200.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.600 AC	1.0000/1.0000 1.0000/ /	\$3,700 /AC	\$39,220

9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250
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