

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 6/27/2024

Parcel: << **02-3S-16-01946-035 (6393)** >>**Owner & Property Info**

Owner	TREVERROW EDWARD JR 472 NW DAVID DR LAKE CITY, FL 32055		
Site	472 NW DAVID DR, LAKE CITY		
Description*	COMM SE COR OF SE1/4, RUN W 2077.41 FT, N 509.34 FT FOR POB, CONT W 352.5 FT, N 169.77 FT, E TO W LINE OF LOT 24, N 309.54 FT, E 141 FT, S 309.54 FT, E TO W LINE LOT 20, S 169.77 FT TO POB. (AKA LOTS 22 & 24 BLOCK B NORTHWOOD ACRES S/D UNREC). 460-167, 63 ...more>>>		
Area	2.37 AC	S/T/R	02-3S-16
Use Code**	MOBILE HOME/M HOME (0202)	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	\$30,810	Mkt Land	\$30,810
Ag Land	\$0	Ag Land	\$0
Building	\$64,845	Building	\$71,330
XFOB	\$19,388	XFOB	\$19,388
Just	\$115,043	Just	\$121,528
Class	\$0	Class	\$0
Appraised	\$115,043	Appraised	\$121,528
SOH Cap [?]	\$38,890	SOH Cap [?]	\$41,937
Assessed	\$82,548	Assessed	\$86,199
Exempt	HX HB \$34,686	Exempt	HX HB \$36,477
Total Taxable	county:\$41,467 city:\$0 other:\$0 school:\$57,548	Total Taxable	county:\$43,114 city:\$0 other:\$0 school:\$61,199

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/1/1987	\$5,600	638 / 755	WD	V	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1993	1728	3324	\$50,908
Sketch	MOBILE HME (0800)	1988	1012	1140	\$20,422

*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
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0070	CARPORT UF	2006	\$900.00	360.00	18 x 20
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0040	BARN,POLE	2006	\$960.00	320.00	16 x 20
9947	Septic		\$3,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2006	\$1,728.00	192.00	12 x 16
0251	LEAN TO W/FLOOR	2006	\$768.00	192.00	12 x 16
0252	LEAN-TO W/O FLOOR	2006	\$432.00	144.00	9 x 16
0166	CONC,PAVMT	2006	\$400.00	1.00	0 x 0
0120	CLFENCE 4	2006	\$800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2009	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2009	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2009	\$500.00	1.00	0 x 0
0261	PRCH, UOP	2013	\$100.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	2.370 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$30,810

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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