

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 8/12/2020

Parcel: << **20-3S-17-05470-006** >>**Owner & Property Info**

Result: 3 of 4

Owner	CHRISTENSEN PETER & LINDA 19 WILTON RD #14 PMB 106 PETERBOROUGH, NH 03458		
Site	246 JOHNSON ST,		
Description*	LOTS 4 THRU 8 BLOCK 9 RUBY PARK S/D EX R/W DESC IN ORB 25-420, 479-89, 669-704, 790 -332, 850-1871, WD 1018-1568, QC 1282-2426, WD 1285- 490, WD 1307-139,		
Area	0.915 AC	S/T/R	20-3S-17
Use Code**	MH PARK (002802)	Tax District	2

*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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$9,971	Mkt Land (1)	\$9,971
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (5)	\$34,302	Building (5)	\$35,989
XFOB (4)	\$26,580	XFOB (4)	\$26,580
Just	\$70,853	Just	\$72,540
Class	\$0	Class	\$0
Appraised	\$70,853	Appraised	\$72,540
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$70,853	Assessed	\$72,540
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$70,853 city:\$70,853 other:\$70,853 school:\$70,853	Total Taxable	county:\$72,540 city:\$72,540 other:\$72,540 school:\$72,540

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/30/2015	\$150,000	1307/0139	WD	I	Q	01
11/24/2014	\$129,000	1285/0490	WD	I	Q	01
10/8/2014	\$92,300	1282/2426	WD	I	U	38
6/17/2004	\$270,000	1018/1568	WD	I	U	09
12/23/1997	\$28,500	850/1871	WD	I	Q	
4/25/1994	\$0	790/0332	QC	I	U	03
12/8/1988	\$5,000	669/0704	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	MOBILE HME (000800)	1989	672	768	\$6,608
Sketch	2	MOBILE HME (000800)	1990	644	644	\$6,003
Sketch	3	MOBILE HME (000800)	1978	672	672	\$6,032
Sketch	4	MOBILE HME (000800)	1984	1050	1146	\$10,105
Sketch	5	MOBILE HME (000800)	1985	784	784	\$7,241

*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	Condition (% Good)
0210	GARAGE U	0	\$2,800.00	1.000	22 x 43 x 0	(000.00)
0190	FPLC PF	1984	\$1,200.00	1.000	0 x 0 x 0	(000.00)
0294	SHED WOOD/	2004	\$1,080.00	144.000	10 x 12 x 0	(000.00)
0259	MHP HOOKUP	0	\$21,500.00	5.000	0 x 0 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
002810	MH PARK (MKT)	39,884.000 SF - (0.915 AC)	1.00/1.00 1.00/1.00	\$0	\$9,971

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