

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 5/28/2021

Parcel: << **06-6S-17-09617-111 (35324)** >>

Owner & Property Info

Result: 1 of 1

Owner	AVRAM JOSEPH AVRAM LINDA P O BOX 177 FORT WHITE, FL 32038		
Site	852 MEADOWLANDS DR, LAKE CITY		
Description*	LOT 11 MEADOWLANDS S/D PHS 1. AFD 1018-201, WD 1037-2160, DC 1241-2546, PB 1283-2436, WD 1297-111, DC 1342-2307,		
Area	5.02 AC	S/T/R	06-6S-17E
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	\$30,250	Mkt Land	\$34,750
Ag Land	\$0	Ag Land	\$0
Building	\$63,333	Building	\$64,983
XFOB	\$26,140	XFOB	\$26,140
Just	\$119,723	Just	\$125,873
Class	\$0	Class	\$0
Appraised	\$119,723	Appraised	\$125,873
SOH Cap [?]	\$13,562	SOH Cap [?]	\$18,226
Assessed	\$106,161	Assessed	\$107,647
Exempt	HX H3 OTHER \$50,500	Exempt	HX HB WX \$50,500
Total Taxable	county:\$55,661 city:\$55,661 other:\$55,661 school:\$80,661	Total Taxable	county:\$57,147 city:\$0 other:\$0 school:\$82,147



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/24/2015	\$127,000	1297/0111	WD	I	Q	01
1/21/2005	\$100	1037/2160	WD	V	U	04
2/9/2004	\$31,900	1018/0201	AG	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2006	1800	2856	\$64,983

*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	2008	\$6,840.00	570.00	19 x 30
0040	BARN,POLE	2008	\$15,000.00	1500.00	30 x 50
0294	SHED WOOD/VINYL	2014	\$3,300.00	300.00	10 x 30
0070	CARPORT UF	2017	\$400.00	1.00	0 x 0

0294	SHED WOOD/VINYL	2017	\$600.00	1.00	0 x 0
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▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.020 AC)	1.0000/1.0000 1.0000/.90000000 /	\$31,500 /LT	\$31,500
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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