

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 5/20/2021

Parcel: << **33-3S-17-06643-000 (26795)** >>

Owner & Property Info

Result: 1 of 1

Owner	MAG'S LLC P O BOX 2061 LAKE CITY, FL 32056		
Site	495 LOMOND AVE, LAKE CITY		
Description*	LOT 6 BLK G MELROSE PARK S/D. ALSO DESC AS: COMM NW COR OF NE1/4 OF SW1/4, RUN E 470 FT, S 6 DG W 815 FT FOR POB, RUN E 105 FT, S 6 DG W 50 FT, W 105 FT, N 6 DG E 50 FT TO POB. 470-85, 857-114, DC 1158-1122, WD 1233-1837, WD 1263-72, WD 1406-334,		
Area	0.12 AC	S/T/R	33-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$4,108	Mkt Land	\$4,150
Ag Land	\$0	Ag Land	\$0
Building	\$21,050	Building	\$20,457
XFOB	\$100	XFOB	\$100
Just	\$25,258	Just	\$24,707
Class	\$0	Class	\$0
Appraised	\$25,258	Appraised	\$24,707
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$25,258	Assessed	\$24,707
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,258 city:\$25,258 other:\$25,258 school:\$25,258	Total Taxable	county:\$24,707 city:\$0 other:\$0 school:\$24,707



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/20/2020	\$19,500	1406/0334	WD	I	U	37
10/9/2013	\$100	1263/0072	WD	I	U	11
4/25/2012	\$10,000	1233/1837	WD	I	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	702	1184	\$20,457

*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
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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0100	SFR (MKT)	1.000 LT (0.120 AC)	1.0000/1.0000 1.0000/.50000000 /	\$4,150 /LT	\$4,150
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Search Result: 1 of 1

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