

2021 Working Values

updated: 9/9/2021

Parcel: << **09-5S-16-03498-209 (17237)** >>**Owner & Property Info**

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Owner	LANGVIN MICHAEL G & DIANA M LANGVIN DIANA M 275 SW DUNLOP GLN LAKE CITY, FL 32024		
Site	275 SW DUNLOP GLN, LAKE CITY		
Description*	LOT 9 OAKFIELD ACRES PHASE II. 730-34, 781-1524, 808-2403, 2404, 972-1932, WD 993-1234, WD 1172-520, CT 1325-171, WD 1327-2559, SWD 1332-828,		
Area	4.01 AC	S/T/R	09-5S-16
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	\$31,500	Mkt Land	\$31,500
Ag Land	\$0	Ag Land	\$0
Building	\$64,408	Building	\$85,508
XFOB	\$21,217	XFOB	\$21,217
Just	\$117,125	Just	\$138,225
Class	\$0	Class	\$0
Appraised	\$117,125	Appraised	\$138,225
SOH Cap [?]	\$5,151	SOH Cap [?]	\$19,827
Assessed	\$111,974	Assessed	\$133,694
Exempt	HX H3 OTHER \$44,316	Exempt	HX HB SX \$44,936
Total Taxable	county:\$66,784 city:\$86,100 other:\$86,100 school:\$86,974	Total Taxable	county:\$73,462 city:\$0 other:\$0 school:\$108,694

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/24/2017	\$79,000	1332/0828	WD	I	U	18
12/20/2016	\$0	1327/2559	WD	I	U	18
10/19/2016	\$100	1325/0171	CT	I	U	18
4/27/2009	\$125,000	1172/0520	WD	I	Q	01
7/1/2003	\$99,800	0993/1234	WD	I	U	03
1/22/2003	\$100	0972/1932	CT	I	U	
8/7/1995	\$33,000	0808/2404	WD	I	Q	
10/8/1993	\$12,000	0781/1524	AG	V	U	13
4/7/1990	\$11,995	0730/0034	AG	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2000	2640	2640	\$85,508
*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
0280	POOL R/CON	1995	\$9,728.00	512.00	32 x 16
0166	CONC,PAVMT	1995	\$789.00	526.00	0 x 0
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0120	CLFENCE 4	2006	\$1,200.00	1.00	0 x 0
0081	DECKING WITH RAILS	2014	\$100.00	1.00	0 x 0
0166	CONC,PAVMT	2014	\$700.00	1.00	0 x 0
0031	BARN,MT AE	2019	\$5,000.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	2019	\$1,000.00	1.00	0 x 0
0070	CARPORT UF	2019	\$700.00	1.00	0 x 0
0261	PRCH, UOP	2019	\$800.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	0.500 LT (4.010 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$12,500
0000	VAC RES (MKT)	0.500 LT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$12,500
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250
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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