

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/22/2022

Parcel: << **33-3S-16-02440-000 (9939)** >>

Owner & Property Info

Result: 1 of 1

Owner	TWIN SPRINGS MH PARK, LLC P O BOX 3338 LAKE CITY, FL 32056		
Site	297 NW PARK Dr, LAKE CITY 263 NW PARK Dr		
Description*	COMM NE COR OF SEC, W 520.35 FT FOR POB, SW 483.39 FT, SE 201.14 FT, SW 104.69 FT, SE 284.61 FT TO W MAINT R/W OF NE TURNER AVE, SW ALONG R/W 60 FT FT, NW 287.02 FT, SW 493.89 FT, SW 11.92 FT, S TO S LINE OF NE 1/4 OF NE 1/4, W 655.08 FT, NE 78.73 FT, NW 345 ...more>>>		
Area	26 AC	S/T/R	33-3S-16
Use Code**	MH PARK (2802)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$172,000	Mkt Land	\$172,000
Ag Land	\$0	Ag Land	\$0
Building	\$121,585	Building	\$149,261
XFOB	\$44,764	XFOB	\$44,764
Just	\$338,349	Just	\$366,025
Class	\$0	Class	\$0
Appraised	\$338,349	Appraised	\$366,025
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$338,349	Assessed	\$366,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$338,349 city:\$0 other:\$0 school:\$338,349	Total Taxable	county:\$366,025 city:\$0 other:\$0 school:\$366,025



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/30/2019	\$370,000	1397/1990	WD	I	Q	01
9/5/2003	\$220,000	0994/0473	WD	I	Q	
5/7/1991	\$126,000	0746/0936	WD	V	Q	
3/21/1989	\$155,000	0679/0439	WD	V	Q	
10/16/1987	\$105,000	0635/0124	WD	V	Q	
10/9/1987	\$77,000	0635/0127	TD	V	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1982	1152	1236	\$16,270
Sketch	MOBILE HME (0800)	1985	924	924	\$12,134
Sketch	MOBILE HME (0800)	1990	1056	1056	\$14,126
Sketch	MOBILE HME (0800)	1994	1296	1496	\$18,835
Sketch					

	MOBILE HME (0800)	1994	924	924	\$12,360
Sketch	MOBILE HME (0800)	1985	720	720	\$7,951
Sketch	MOBILE HME (0800)	1985	624	624	\$6,890
Sketch	MOBILE HME (0800)	1989	1620	1620	\$25,628
Sketch	MOBILE HME (0800)	1988	1080	1080	\$16,791
Sketch	MOBILE HME (0800)	1982	1296	1296	\$18,276

*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
0259	MHP HOOKUP	1993	\$43,000.00	10.00	0 x 0
0294	SHED WOOD/VINYL	0	\$200.00	1.00	0 x 0
0255	MBL HOME STORAGE	0	\$564.00	564.00	47 x 12
0285	SALVAGE	0	\$500.00	1.00	56 x 12
0285	SALVAGE	0	\$500.00	1.00	52 x 10

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2810	MH PARK (MKT)	8.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$64,000
2810	MH PARK (MKT)	18.000 AC	1.0000/1.0000 1.0000/.7500000 /	\$6,000 /AC	\$108,000

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