

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/2/2023

Parcel: << 26-6S-17-09859-838 (36431) >>

Owner & Property Info

Result: 1 of 1

Owner	MCEACHERN JENNIFER EIR		
	884 SE SIDNEY ST		
	LAKE CITY, FL 32024		
Site	884 SE SIDNEY ST, LAKE CITY		
Description*	AKA LOT 38 HAWKS RIDGE ACRES UNREC: BEG NW COR, RUN E 1314.37 FT, S 360.67 FT, W 1313.75 FT TO W LINE OF SEC, N 360.68 FT TO POB. 934-1035, QC 1315-2528, (ORB 1319-1426, DIV), QCD 1319-1451,		
Area	9.23 AC	S/T/R	26-6S-17
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

2022 Certified Values		2023 Working Values	
Mkt Land	\$46,150	Mkt Land	\$46,150
Ag Land	\$0	Ag Land	\$0
Building	\$47,480	Building	\$47,480
XFOB	\$4,200	XFOB	\$4,200
Just	\$97,830	Just	\$97,830
Class	\$0	Class	\$0
Appraised	\$97,830	Appraised	\$97,830
SOH Cap [?]	\$36,685	SOH Cap [?]	\$34,851
Assessed	\$61,145	Assessed	\$62,979
Exempt	HX HB DX \$36,645	Exempt	HX HB DX \$42,979
Total	county:\$24,500 city:\$0	Total	county:\$20,000 city:\$0
Taxable	other:\$0 school:\$35,645	Taxable	other:\$0 school:\$32,979

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/1/2016	\$100	1319/1461	QC	I	U	11
6/1/2016	\$100	1315/2528	QC	I	U	11
8/22/2001	\$28,500	0934/1035	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2000	1296	1296	\$47,480

*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
0130	CLFENCE 5	2005	\$800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$50.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	9.230 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$46,150

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