

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 09-6S-17-09630-008 >>

Owner & Property Info

Result: 1 of 1

Owner	TJRL INVESTMENTS LLC 194 SE ST JOHNS ST LAKE CITY, FL 32025		
Site	479 MANNING PL, LAKE CITY		
Description*	LOT 8 HEATHERWOOD S/D. 645-147, 655-591, QC 1301-757, WD 1374-1415,		
Area	8.26 AC	S/T/R	09-6S-17
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$23,955	Mkt Land (1)	\$23,955
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$38,266	Building (1)	\$41,509
XFOB (1)	\$1,200	XFOB (1)	\$1,200
Just	\$63,421	Just	\$66,664
Class	\$0	Class	\$0
Appraised	\$63,421	Appraised	\$66,664
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$63,421	Assessed	\$66,664
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$63,421 city:\$63,421 other:\$63,421 school:\$63,421	Total Taxable	county:\$66,664 city:\$66,664 other:\$66,664 school:\$66,664



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/10/2018	\$60,000	1374/1415	WD	I	Q	01
8/12/2015	\$100	1301/0757	QC	I	U	11
6/23/1988	\$16,500	655/0591	WD	I	U	01
8/3/1986	\$16,495	645/0147	AG	V	U	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1988	1215	1540	\$38,266

*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	Condition (% Good)

0190	FPLC PF	0	\$1,200.00	1.000	0 x 0 x 0	(000.00)
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▼ **Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	8.260 AC	1.00/1.00 0.65/1.00	\$2,900	\$23,955

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