

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 12/29/2022

Parcel: << 18-5S-17-09280-122 (34015) >>

Owner & Property Info

Owner	COLEMAN JENNIFER C COLEMAN CHRISTOPHER B 699 SW MANDIBA DR LAKE CITY, FL 32024		
Site	699 SW MANDIBA DR, LAKE CITY		
Description*	LOTS 22, 23 & 24 OAKS OF LAKE CITY PHS 1. WD 1148-115, WD 1167-1229, AG 1227-1215, WD 1404-1901, 1902, WD 1419-1702,		
Area	3.03 AC	S/T/R	18-5S-17
Use Code**	SINGLE FAMILY (0100)	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	\$93,000	Mkt Land	\$93,000
Ag Land	\$0	Ag Land	\$0
Building	\$296,179	Building	\$296,179
XFOB	\$38,426	XFOB	\$38,426
Just	\$427,605	Just	\$427,605
Class	\$0	Class	\$0
Appraised	\$427,605	Appraised	\$427,605
SOH Cap [?]	\$67,757	SOH Cap [?]	\$56,962
Assessed	\$359,848	Assessed	\$370,643
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$309,848 city:\$0 other:\$0 school:\$334,848	Total Taxable	county:\$320,643 city:\$0 other:\$0 school:\$345,643

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/14/2020	\$435,000	1419/1702	WD	I	Q	01
1/31/2020	\$430,000	1404/1902	WD	I	Q	01
1/31/2020	\$100	1404/1901	WD	I	U	11
12/22/2011	\$55,000	1227/1215	AG	V	U	40
2/9/2009	\$360,000	1167/1229	WD	I	Q	01
3/20/2008	\$59,900	1148/0115	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2008	2389	3834	\$296,179

*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
0180	FPLC 1STRY	2008	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2008	\$1,866.00	1.00	0 x 0
0020	BARN,FR	2012	\$34,560.00	2304.00	48 x 48

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT	1.0000/1.0000 1.0000/ /	\$31,000 /LT	\$31,000
0000	VAC RES (MKT)	2.000 LT (2.030 AC)	1.0000/1.0000 1.0000/ /	\$31,000 /LT	\$62,000