

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 8/17/2023

Parcel: << 06-6S-17-09615-007 (35297) >>

Owner & Property Info

Result: 1 of 1

Owner	ANDREWS BRIAN J ANDREWS SARAH K 10170 SW TUSTENUGEE AVE LAKE CITY, FL 32024		
Site	10170 SW TUSTENUGEE AVE, LAKE CITY		
Description*	BEG NW COR OF NE1/4 OF SE1/4 E 1285.36 TO W R/W OF CR 131, S 300.26 FT, W 1096.01 FT, S 98.32 FT, W 291.72 FT, N 393.40 FT, E 103.13 FT TO POB & COMM NW COR OF NE1/4 OF SE1/4, E 1285.36 FT TO W R/W OF CR-131, S 300.26 FT, W 475.94 FT TO POB, CONT W 178.67 ...more>>>		
Area	10.24 AC	S/T/R	06-6S-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.

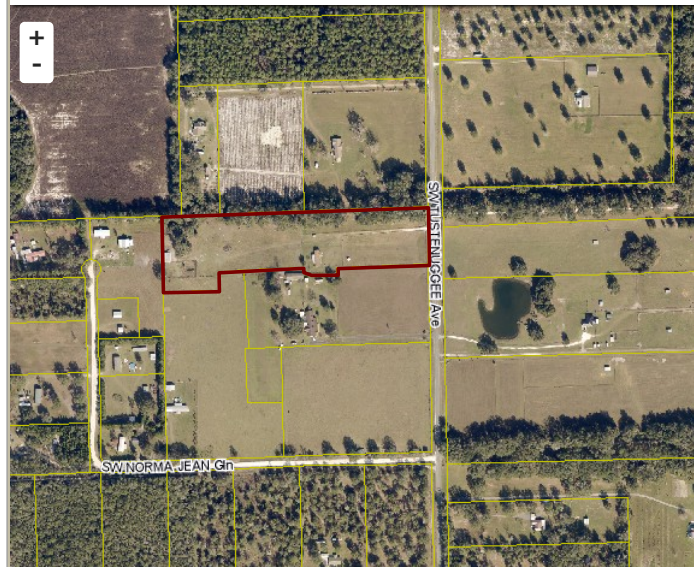
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$63,180	Mkt Land	\$78,975
Ag Land	\$0	Ag Land	\$0
Building	\$95,664	Building	\$120,107
XFOB	\$600	XFOB	\$600
Just	\$159,444	Just	\$199,682
Class	\$0	Class	\$0
Appraised	\$159,444	Appraised	\$199,682
SOH Cap [?]	\$41,407	SOH Cap [?]	\$78,104
Assessed	\$118,037	Assessed	\$121,578
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$68,037 city:\$0 other:\$0 school:\$93,037	Total Taxable	county:\$71,578 city:\$0 other:\$0 school:\$96,578

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/22/2018	\$141,600	1371/0340	WD	I	Q	01
10/22/2018	\$100	1371/0338	WD	V	U	11
5/22/2009	\$46,000	1173/1956	WD	V	Q	01
5/7/2009	\$151,400	1173/0024	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2011	1620	2348	\$120,107

*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
0020	BARN,FR	2017	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.160 AC	1.0000/1.0000 1.0000/1.2500000 /	\$9,375 /AC	\$10,875
0000	VAC RES (MKT)	9.080 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$68,100

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