

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Retrieve Tax Record

2023 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 19-2S-16-01653-116 (5152) >>

Owner & Property Info

<< Result: 2 of 6 >>

Owner	HAWKINS MICHAEL W HAWKINS ELIZABETH 805 SW KOONVILLE AVE LAKE CITY, FL 32024		
Site	1316 NW SOPHIE DR, WHITE SPRINGS		
Description*	LOT 16 ROLLING PINES S/D. 821-1811, PB 1462-347,348, WD 1503-81		
Area	4.1 AC	S/T/R	19-2S-16
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$35,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$106,090	Building	\$146,280
XFOB	\$15,500	XFOB	\$16,300
Just	\$156,590	Just	\$197,580
Class	\$0	Class	\$0
Appraised	\$156,590	Appraised	\$197,580
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$156,590	Assessed	\$197,580
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$156,590 city:\$0 other:\$0 school:\$156,590	Total Taxable	county:\$197,580 city:\$0 other:\$0 school:\$197,580



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/15/2023	\$244,500	1503/0081	WD	I	Q	01
3/17/2022	\$0	1462/0348	PB	I	U	18
5/2/1996	\$10,000	0821/1811	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1999	2126	2189	\$146,280

*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

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0015	Wall/Sept		\$7,000.00	1.00	0 x 0

BSG:lss
8967.01-23-143
11/13/2023

REC. \$ 35.50
DOC. \$1711.50
INT. \$2.00
INDEX _____
CONSIDERATION \$244,500.00

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202312021661 Date: 11/16/2023 Time: 2:58PM
Page 1 of 4 B: 1503 P: 81, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1711.50

WARRANTY DEED

THIS WARRANTY DEED made this 15 day of November, 2023, by
GREG VINING, as to an undivided 50% interest, whose mailing address is 524 NW Sleepy
Court, White Springs, Florida 32096, and KAREN CRUCIATA, as to an undivided 50%
interest, whose mailing address is 341 NW Turnberry Drive, Lake City, Florida 32055,
hereinafter called the Grantors, to MICHAEL W. HAWKINS and ELIZABETH HAWKINS,
whose mailing address is 805 SW Koonville Avenue, Lake City, Florida 32024, as to an
undivided one-half (1/2) interest, ROBERT BAKER, whose mailing address is 257 SW
Holly Glen, Lake City, Florida 32024, as to an undivided one-fourth (1/4) interest, and
DEBORAH BAKER, whose mailing address is 257 SW Holly Glen, Lake City, Florida
32024, as to an undivided one-fourth (1/4) interest, hereinafter called the Grantees:

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees,
all that certain land situate in Columbia County, Florida, viz:

Lot 16, ROLLING PINES, a Subdivision according to the Plat thereof recorded in Plat Book 5, Page 75 of the Public Records of Columbia County, Florida.

TOGETHER WITH that certain 1999 triple-wide mobile home situate thereon identified as Vehicle Identification Number: FLHML2P132520729A, Title No. 79174552 and Vehicle Identification Number: FLHML2P132520729B, Title No. 79174603 and Vehicle Identification Number: FLHML2P132520729C, Title No. 79174625 (RP Numbers: RO822712; RO822713; and RO822714).

Parcel Number: 19-2S-16-01653-118

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

N. B. The land described herein is not the homestead of the Grantor(s), and neither the Grantor nor their spouse, nor anyone for whose support they are responsible reside on or adjacent to said land.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness

GREG VINING
GREG VINING

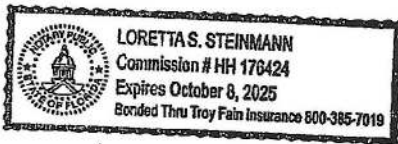
BONNIE S. GREEN
(type or print name)
1241 South Marion Avenue
Lake City, FL 32025
address

Loretta S. Steinmann
Witness

Loretta S. Steinmann
(type or print name)
1241 South Marion Avenue
Lake City, FL 32025
address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of November, 2023, by GREG VINING, who is personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:

Signed, sealed and delivered
in the presence of:

Bonnie S Green
Witness

Karen Cruciat
KAREN CRUCIATA

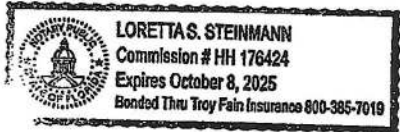
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presence or ☐ online notarization this 15 day of November, 2023, by KAREN
CRUCIATA, who is personally known to me or produced FL DRIVERS LICENSE as
identification.



(NOTARIAL
SEAL)

Loretta S Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: