

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/16/2025

Parcel: << **34-3S-16-02489-000 (10399)** >>**Owner & Property Info**

Result: 1 of 1

Owner	ROYALS MOBILE HOME SALES & SERVICE INC 550 SW GABRIEL PL LAKE CITY, FL 32024		
Site	4068 W US HIGHWAY 90, LAKE CITY		
Description*	COMM INTERS W LINE OF SW1/4 OF SE1/4 & N R/ W CR-252, RUN N 63 DEG E ALONG R/W 524.52 FT TO PT OF A CURVE, E'LY ALONG ARC OF CURVE 170.38 FT FOR POB, CONT N 78 DEG E 211.59 FT TO PT OF A CURVE, E'LY ALONG ARC OF CURVE 150.61 FT, N 5 DEG E 205.27 T TO S R/ W ...more>>>		
Area	2.08 AC	S/T/R	34-3S-16
Use Code**	MH SALES LOT (2710)	Tax District	2

*The [Description](#) above is not to be used as the Legal Description for this parcel in any legal transaction.

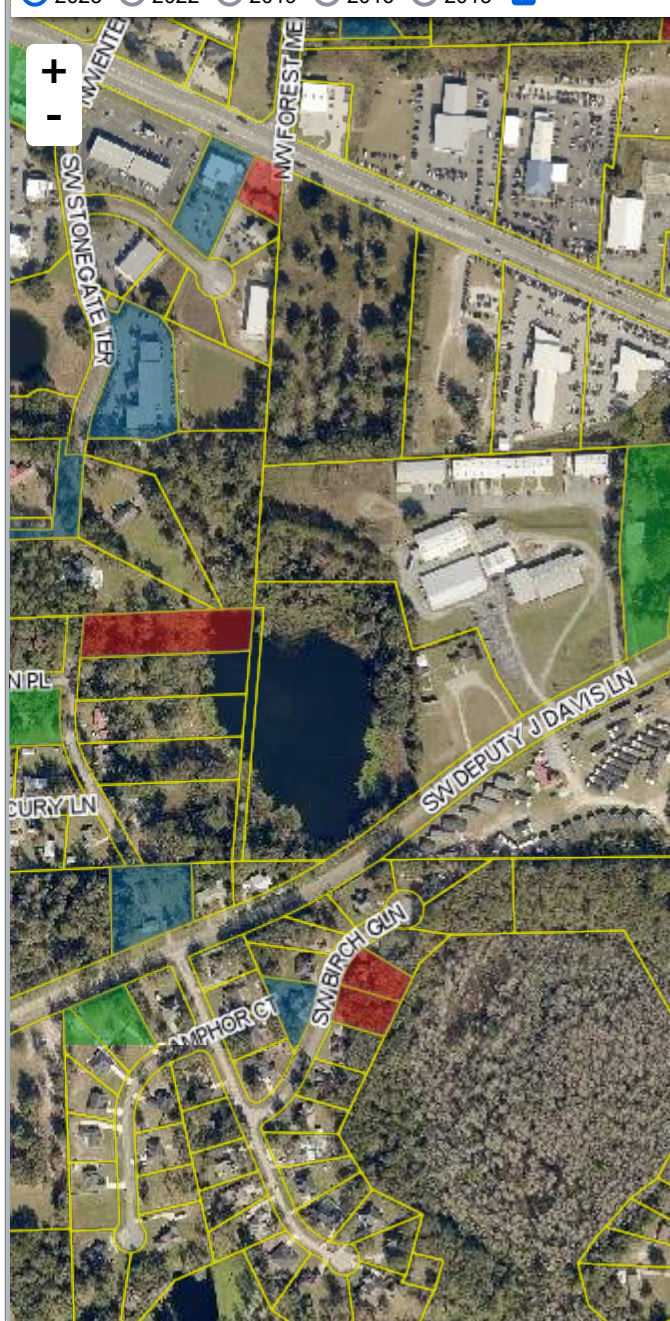
**The [Use Code](#) is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$996,655	Mkt Land	\$996,655
Ag Land	\$0	Ag Land	\$0
Building	\$82,982	Building	\$82,982
XFOB	\$4,680	XFOB	\$4,680
Just	\$1,084,317	Just	\$1,084,317
Class	\$0	Class	\$0
Appraised	\$1,084,317	Appraised	\$1,084,317
SOH/10% Cap	\$61,684	SOH/10% Cap	\$0
Assessed	\$1,084,317	Assessed	\$1,084,317
Exempt	\$0	Exempt	\$0
Total Taxable	county: \$1,022,633 city: \$0 other:\$0 school: \$1,084,317	Total Taxable	county: \$1,084,317 city: \$0 other:\$0 school: \$1,084,317

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

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
10/31/2002	\$495,000	966 / 1235	WD	I	Q	
4/15/1996	\$88,670	822 / 1056	WD	I	Q	03
5/23/1995	\$225,000	805 / 2038	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	PREF M B S (8701)	2002	2400	2488	\$44,632
Sketch	MOBILE HME (0800)	1995	1716	2141	\$38,350

*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
0260	PAVEMENT-ASPHALT	1996	\$3,918.00	4353.00	0 x 0
0260	PAVEMENT-ASPHALT	2003	\$462.00	420.00	42 x 10
0255	MBL HOME STORAGE	2014	\$300.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
2828	MH SALES (MKT)	90,605.000 SF (2.080 AC)	1.0000/1.0000 1.0000/1.1000000 /	\$11 /SF	\$996,655

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by: [GrizzlyLogic.com](#)

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