

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	Total Taxable	county: \$1,084,317
	city: \$0		city: \$0
	other:\$0 school: \$1,084,317		other:\$0 school: \$1,084,317

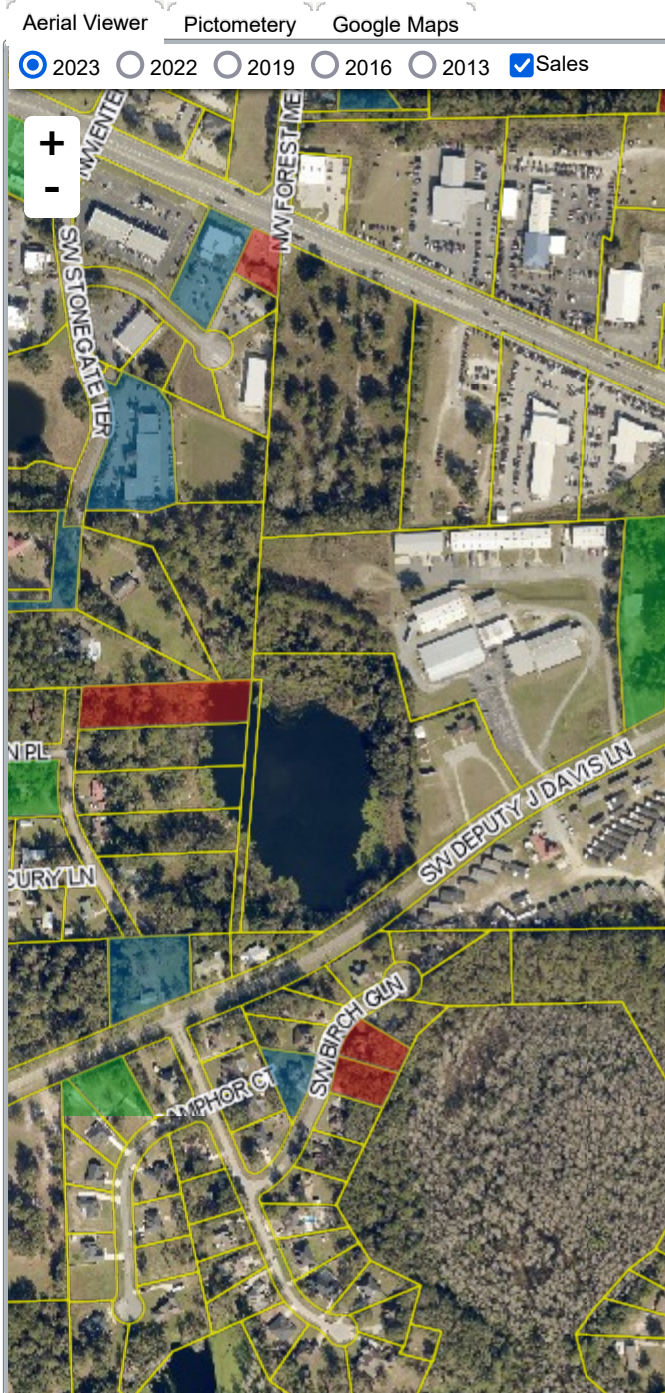
NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

▼ 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](https://grizzlylogic.com)

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