

Columbia County Property Appraiser
Jeff Hampton

2022 Working Values
updated: 8/25/2022

Parcel: << 24-4S-17-08728-008 (32339) >>

Owner & Property Info		Result: 1 of 2	
Owner	KOCH IRENE HELEN KICH VINCENT ALPHONSE 4528 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site	4528 SE COUNTY ROAD 252, LAKE CITY		
Description*	THE W 267.34 FT E 590.78 FT OF SE1/4 OF SW1/4 S OF SR-252, EX S 401.25 FT, (AKA LOT 14 OF AN UNREC S/D), 751-867, 668-488, 838-501, 844-595, DC 1440-1133, WD 1454-2650, WD 1472-370, WD 1472-372,		
Area	5.29 AC	S/T/R	24-4S-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			
2021 Certified Values		2022 Working Values	
Mkt Land	\$19,649	Mkt Land	\$16,399
Ag Land	\$0	Ag Land	\$0
Building	\$26,943	Building	\$76,359
XFOB	\$9,980	XFOB	\$13,230
Just	\$56,572	Just	\$105,988
Class	\$0	Class	\$0
Appraised	\$56,572	Appraised	\$105,988
SOH Cap [?]	\$9,742	SOH Cap [?]	\$0
Assessed	\$46,830	Assessed	\$105,988
Exempt	HX HB WX \$25,500	Exempt	\$0
Total Taxable	county:\$21,330 city:\$0 other:\$0 school:\$21,330	Total Taxable	county:\$105,988 city:\$0 other:\$0 school:\$105,988



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/28/2022	\$235,000	1472/0372	WD	I	Q	01
7/26/2022	\$100	1472/0370	WD	I	U	11
12/13/2021	\$130,000	1454/2650	WD	I	Q	01
4/16/1997	\$59,900	0638/0501	WD	I	Q	
10/1/1991	\$55,000	0751/0867	WD	I	U	06
8/1/1986	\$14,300	0600/0316	WD	V	U	01

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1987	1816	2776	\$76,359

*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
0294	SHED WOOD/VINYL	0	\$300.00	1.00	0 x 0
0190	FPLC PF	2005	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0040	BARN,POLE	2005	\$400.00	1.00	0 x 0
0060	CARPORT F	2005	\$1,080.00	360.00	18 x 20
0030	BARN,MT	2012	\$6,500.00	650.00	26 x 25
0296	SHED METAL	2012	\$500.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.290 AC	1.0000/1.0000 1.0000/1	\$3,100 /AC	\$16,399