

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 9/10/2026

Parcel: << 33-4S-17-08944-015 (32998) >>

Owner & Property Info

Result: 1 of 1

Owner	BEALS STEVEN P BEALS KAREN L 282 SW BREEZY DR LAKE CITY, FL 32025		
Site	282 SW BREEZY DR, LAKE CITY		
Description*	(PART OF PRCL H HILLCREST UNR DESC AS FOLLOWS): COMM NE COR OF NW1/4 OF SW1/4, RUN E 624.84 FT, S 9 DG W 474.91 FT FOR POB, RUN N 70 DG W 318.63 FT, S 3 DG W 510.86 FT, E 610.47 FT, N 6 DG E 69.50 FT TO PT OF A CURVE, RUN NWRLY ALONG CURVE 440.87 FT, N ...more>>>		
Area	5.65 AC	S/T/R	33-4S-17
Use Code**	SINGLE FAMILY (0100)	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

2025 Certified Values		2026 Working Values	
Mkt Land	\$56,500	Mkt Land	\$73,450
Ag Land	\$0	Ag Land	\$0
Building	\$344,596	Building	\$373,029
XFOB	\$54,705	XFOB	\$94,531
Just	\$455,801	Just	\$541,010
Class	\$0	Class	\$0
Appraised	\$455,801	Appraised	\$541,010
SOH/10% Cap	\$0	SOH/10% Cap	\$763
Assessed	\$455,801	Assessed	\$540,247
Exempt	HX HB	Exempt	HX HB
	\$50,722		\$51,411
Total Taxable	county:\$405,079 city:\$0 other:\$0 school:\$430,801	Total Taxable	county:\$488,836 city:\$0 other:\$0 school:\$515,247

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
12/18/2023	\$575,000	1505 / 996	WD	I	Q	01
10/1/2012	\$100	1242 / 1568	QC	I	U	11
7/26/2004	\$186,500	1022 / 1663	WD	I	Q	
6/13/2002	\$20,000	955 / 1716	WD	V	Q	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2163	3171	\$373,029

*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
0166	CONC,PAVMT	2004	\$6,090.00	3045.00	0 x 0
0169	FENCE/WOOD	2012	\$2,000.00	1.00	0 x 0
0280	POOL R/CON	2023	\$29,808.00	439.00	x
0166	CONC,PAVMT	2023	\$1,500.00	1.00	x
0070	CARPORT UF	2023	\$1,200.00	1.00	x
0070	CARPORT UF	2023	\$1,200.00	1.00	x
0070	CARPORT UF	2023	\$1,800.00	1.00	x
0296	SHED METAL	2023	\$800.00	1.00	x
0030	BARN,MT	2023	\$10,000.00	1.00	x
0282	POOL ENCL	2025	\$36,908.00	2590.00	x
0169	FENCE/WOOD	2025	\$3,225.00	215.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.650 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$73,450

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/10/2026 and may not reflect the data currently on file at our office.