

**Columbia County Property Appraiser**

Jeff Hampton

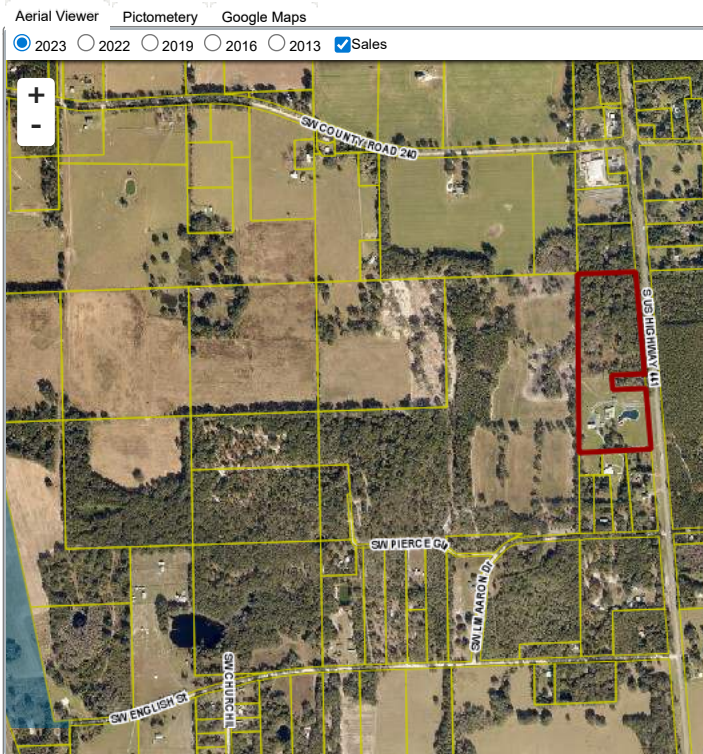
**2026 Working Values**

updated: 3/26/2026

Parcel: << 15-5S-17-09245-005 (33904) >>

Owner & Property Info		Result: 1 of 1	
Owner	CUMMINGS BRYAN P CUMMINGS BELINDA D 9878 US HIGHWAY 441 S LAKE CITY, FL 32025		
Site	9878 S US HIGHWAY 441, LAKE CITY		
Description*	COMM SW COR OF NE 1/4, RUN N 841.65 FT FOR POB, CONT N 1812.99 FT, E 601.36 FT TO W R/W OF US 41, SE ALONG R/W 1058.80 FT, W 340.37 FT, SE 149.94 FT, E 340.22 FT TO W R/W OF US 41, SE ALONG R/W 607.66 FT, W 261.69 FT, W 478.88 FT TO POB. 583-662, 644-106, ...more>>		
Area	26.31 AC	S/T/R	15-5S-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	\$105,240	Mkt Land	\$105,240
Ag Land	\$0	Ag Land	\$0
Building	\$469,597	Building	\$462,585
XFOB	\$159,368	XFOB	\$162,833
Just	\$734,205	Just	\$730,658
Class	\$0	Class	\$0
Appraised	\$734,205	Appraised	\$730,658
SOH/10% Cap	\$214,419	SOH/10% Cap	\$191,138
Assessed	\$519,786	Assessed	\$539,520
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$469,064 city:\$0 other:\$0 school:\$494,786	Total Taxable	county:\$488,109 city:\$0 other:\$0 school:\$514,520
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	
4/11/2018	\$0	1364 / 2713	TR	I	U	30	
9/2/2015	\$100	1300 / 1551	WD	I	U	11	
6/5/2015	\$100	1296 / 657	WD	I	U	11	
6/3/2015	\$100	1296 / 655	WD	I	U	11	
6/1/2015	\$100	1296 / 659	WD	I	U	11	
5/29/2015	\$515,000	1295 / 1168	WD	I	Q	01	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	3276	5254	\$420,722
Sketch	PREF M B A (8700)	1995	2400	2800	\$41,863
*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	1993	\$1,200.00	1.00	0 x 0
0080	DECKING	1993	\$1,000.00	1.00	0 x 0
0280	POOL R/CON	2005	\$26,254.00	798.00	21 x 38
0166	CONC,PAVMT	1995	\$1,503.00	1002.00	0 x 0
0282	POOL ENCL	2005	\$13,416.00	2236.00	43 x 52
0210	GARAGE U	2016	\$15,360.00	960.00	24 x 40
0210	GARAGE U	2016	\$15,360.00	960.00	24 x 40
0031	BARN,MT AE	2016	\$10,800.00	1200.00	20 x 60
0251	LEAN TO W/FLOOR	2016	\$2,520.00	720.00	12 x 60
0169	FENCE/WOOD	2017	\$500.00	1.00	0 x 0
0120	CLFENCE 4	2017	\$2,000.00	1.00	0 x 0
0296	SHED METAL	2017	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2017	\$2,100.00	210.00	14 x 15
0260	PAVEMENT-ASPHALT	2017	\$26,000.00	1.00	0 x 0
0060	CARPOT F	2017	\$3,200.00	640.00	16 x 40
0294	SHED WOOD/VINYL	2017	\$14,400.00	960.00	24 x 40
0263	PRCH,USP	2017	\$4,800.00	320.00	8 x 40
0294	SHED WOOD/VINYL	2017	\$14,400.00	960.00	24 x 40
0261	PRCH, UOP	2017	\$1,120.00	160.00	8 x 20
0104	GENERATOR PERM	2025	\$5,700.00	1.00	x

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$4,000
9900	AC NON-AG (MKT)	25.310 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$101,240

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