

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 3/5/2026

Parcel: << 10-3S-16-02058-041 (6817) >>

Owner & Property Info

Result: 1 of 1

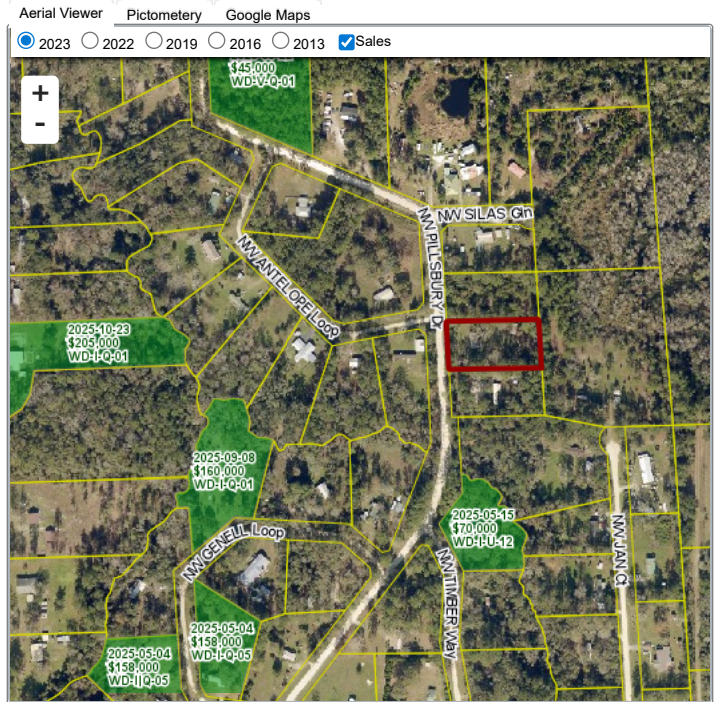
Owner	DEUCES WILD HOLDINGS LLC 425 NW PHILLSBURY DR LAKE CITY, FL 32055		
Site	445 NW PILLSBURY DR, LAKE CITY		
Description*	LOT 8 BLOCK F PARNELL HILLS UNIT 2. 754-982, 763-1754, WD 1104-2107, WD 1142-186, TD 1457-1791.		
Area	1.01 AC	S/T/R	10-3S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

*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

2025 Certified Values		2026 Working Values	
Mkt Land	\$12,120	Mkt Land	\$12,120
Ag Land	\$0	Ag Land	\$0
Building	\$30,649	Building	\$30,649
XFOB	\$10,800	XFOB	\$10,800
Just	\$53,569	Just	\$53,569
Class	\$0	Class	\$0
Appraised	\$53,569	Appraised	\$53,569
SOH/10% Cap	\$1,318	SOH/10% Cap	\$0
Assessed	\$53,569	Assessed	\$53,569
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$52,251 city:\$0 other:\$0 school:\$53,569	Total Taxable	county:\$53,569 city:\$0 other:\$0 school:\$53,569

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
1/24/2022	\$40,100	1457 / 1791	TD	I	U	18
1/21/2008	\$89,900	1142 / 186	WD	I	Q	03
11/2/2006	\$25,000	1104 / 2107	WD	I	Q	
8/14/1992	\$17,000	763 / 1754	WD	I	U	11
11/21/1991	\$15,000	754 / 982	CT	I	U	11
3/1/1987	\$19,300	616 / 659	WD	I	Q	
9/1/1980	\$3,800	539 / 574	03	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1979	1104	1232	\$30,649

*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
0296	SHED METAL	1993	\$300.00	1.00	0 x 0
0285	SALVAGE	2014	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.010 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$12,120

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