

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 4/10/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **14-4S-17-08346-018 (30591)** >>

Owner & Property Info

Result: 1 of 1

Owner	DEROCHER DAWN MARIE DEROCHER DANIEL JOHN 1756 SE COUNTY ROAD 245A LAKE CITY, FL 32025		
Site	1756 SE COUNTY ROAD 245A, LAKE CITY		
Description*	(AKA PRCL #7 PRICE CREEK UNR PHASE 2 DESC AS): COMM SW COR OF SW1/4 OF NE1/4, RUN E 1221.80 FT TO W R/W CR-245A, RUN N ALONG R/W 877.19 FT FOR POB, CONT N 145.04 FT, W 285.45 FT, S 145.54 FT, E 286.06 FT TO POB. 403-432, 694-489, 784-1078, QC 864-731, QC 8 ...more>>>		
Area	1 AC	S/T/R	14-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

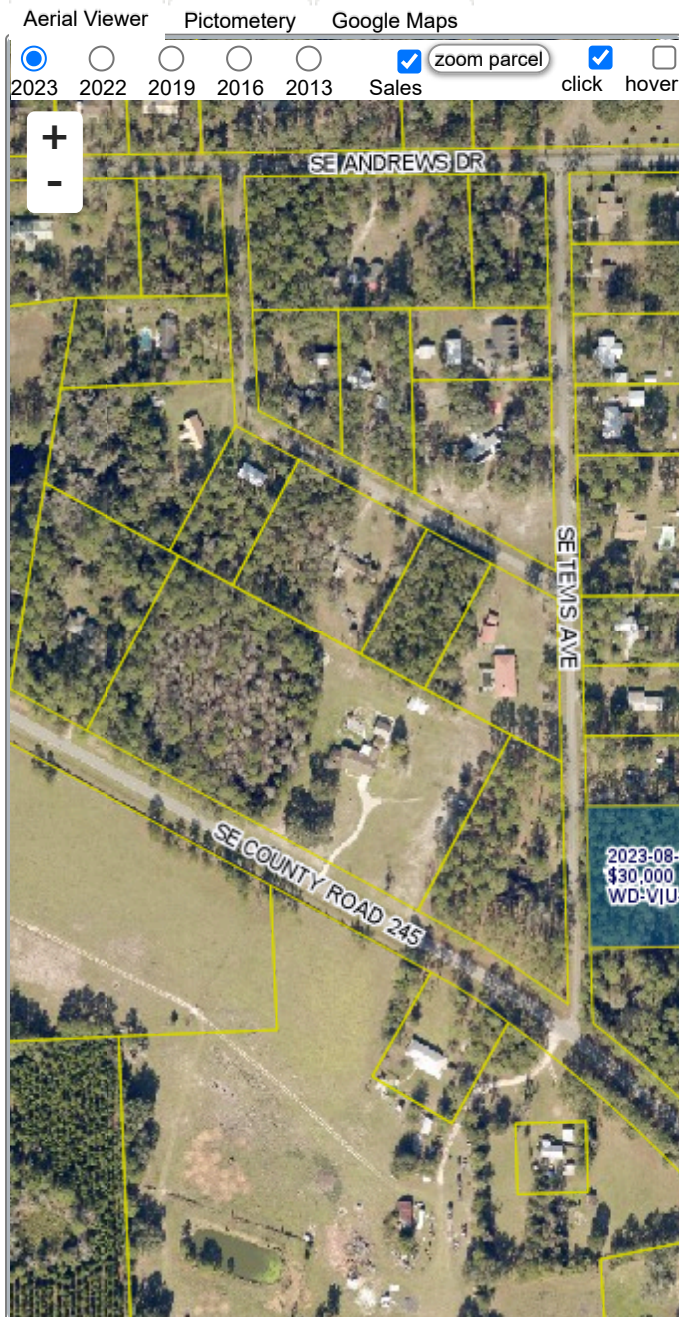
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2024 Certified Values		2025 Working Values	
Mkt Land	\$15,000	Mkt Land	\$15,000
Ag Land	\$0	Ag Land	\$0
Building	\$152,413	Building	\$154,101
XFOB	\$3,500	XFOB	\$3,500
Just	\$170,913	Just	\$172,601
Class	\$0	Class	\$0
Appraised	\$170,913	Appraised	\$172,601
SOH/10% Cap	\$54,423	SOH/10% Cap	\$52,733
Assessed	\$116,490	Assessed	\$119,868
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$66,490 city:\$0 other:\$0 school:\$91,490	Total Taxable	county:\$69,146 city:\$0 other:\$0 school:\$94,868

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/8/2017	\$138,000	1348 / 382	WD	I	Q	01
8/2/2004	\$58,900	1024 / 2459	WD	I	Q	01
4/21/2004	\$100	1014 / 579	WD	I	Q	01
1/20/2000	\$52,900	895 / 2701	WD	I	Q	
8/14/1998	\$37,500	864 / 738	WD	I	Q	
2/17/1998	\$26,800	864 / 734	QC	I	Q	01