

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/23/2026

Parcel: << **16-4S-17-08385-001 (31309)** >>

Owner & Property Info

Result: 2 of 7

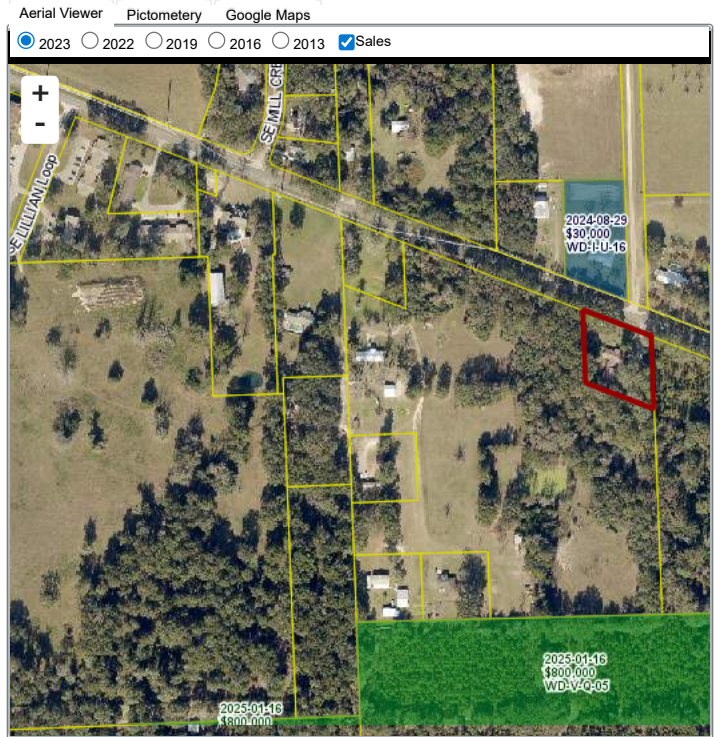
Owner	ARIAS BRYAN S CARAVELLO NICOLE M 1062 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site	1062 SE COUNTY ROAD 252, LAKE CITY		
Description*	COMM INTERS OF E LINE OF NW1/4 OF SW1/4 & S R/W CR-252, RUN NW ALONG R/W 420 FT FOR POB, RUN S 210 FT, NW 210 FT, N 210 FT TO RD R/W, SE 210 FT TO POB. DC 768-471, WD 1089-746, WD 1128-2386, WD 1473-1456		
Area	1 AC	S/T/R	16-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*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	\$13,000	Mkt Land	\$13,000
Ag Land	\$0	Ag Land	\$0
Building	\$174,199	Building	\$177,321
XFOB	\$4,200	XFOB	\$4,200
Just	\$191,399	Just	\$194,521
Class	\$0	Class	\$0
Appraised	\$191,399	Appraised	\$194,521
SOH/10% Cap	\$14,914	SOH/10% Cap	\$13,271
Assessed	\$176,485	Assessed	\$181,250
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$125,763 city:\$0 other:\$0 school:\$151,485	Total Taxable	county:\$129,839 city:\$0 other:\$0 school:\$156,250

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
8/10/2022	\$170,000	1473 / 1456	WD	I	Q	01
8/20/2007	\$172,500	1128 / 2386	WD	I	Q	
7/6/2006	\$176,000	1089 / 746	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1784	2728	\$177,321

*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	0	\$1,000.00	1.00	0 x 0
0180	FPLC 1STRY	2004	\$2,000.00	1.00	0 x 0
0296	SHED METAL	2013	\$600.00	1.00	0 x 0
0070	CARPORT UF	2013	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2013	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$13,000

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