

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 4/2/2026

Parcel 08-45-16-02816-101 (12261)

Aerial Viewer    Plotometry    Google Maps

2023     2022     2019     2016     2013     Sales

Owner & Property Info			
Owner	CHINELL RATRICIA CHINELL MARVIN JR 2959 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	2859 SW PINEMOUNT RD, LAKE CITY		
Description*	LOT 1 WESTBEND ESTATES S/D ORB 1005-2269, QCD 1269-403, QCD 1269-403,		
Area	0.72 AC	S/T/R	08-4S-16
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	\$26,000	Mkt Land	\$26,000
Ag Land	\$0	Ag Land	\$0
Building	\$141,975	Building	\$139,609
XFOB	\$4,106	XFOB	\$4,106
Just	\$172,081	Just	\$169,715
Class	\$0	Class	\$0
Appraised	\$172,081	Appraised	\$169,715
SOH/10% Cap	\$60,676	SOH/10% Cap	\$55,302
Assessed	\$111,405	Assessed	\$114,413
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$60,683 city:\$0 other:\$0 school:\$86,405	Total Taxable	county:\$63,002 city:\$0 other:\$0 school:\$89,413

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	
2/4/2014	\$100	1269 / 403	QC	V	U	11	
1/28/2004	\$15,000	1005 / 2269	WD	V	Q		
3/24/2003	\$81,800	978 / 1358	WD	I	U	08	
4/1/1986	\$60,000	590 / 308	WD	I	Q		
8/1/1985	\$40,000	572 / 301	WD	I	Q		

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	1448	1860	\$139,609

\*Bldg Desc determinations are used by the Property Appraiser's 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	Dlms	
0166	CONC,PAVMT	2004	\$640.00	320.00	10 x 32	
0031	BARN,MT AE	2014	\$2,916.00	432.00	18 x 24	
0169	FENCE/WOOD	2014	\$50.00	1.00	0 x 0	
0252	LEAN-TO W/O FLOOR	2019	\$500.00	1.00	0 x 0	

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.720 AC)	1.0000/1.0000 1.0000//	\$26,000 /LT	\$26,000