

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/30/2022

Parcel: << **17-4S-17-08438-000 (31438)** >>**Owner & Property Info**

Result: 1 of 3

Owner	FLAMINGO LAKES HOLDINGS LLC 4710 STATE ROAD 13 N SAINT JOHNS, FL 32259		
Site	3575 S US HIGHWAY 441, LAKE CITY 3509 S US HIGHWAY 441		
Description*	ALL BLOCKS G & H OAKWOOD S/D & ALL OF ROAD LYING BETWEEN BLKS G & H & S1/2 OF CLOSED STREET LYING BETWEEN BLK F & G AS DESC IN 607-608, 609, 742-1853, 749-1800, LE 1306-2143, WD 1306-2395, DC 1375-2316, WD 1465-505,		
Area	7 AC	S/T/R	17-4S-17
Use Code**	MULTI-FAM <10 (0800)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$103,750	Mkt Land	\$98,000
Ag Land	\$0	Ag Land	\$0
Building	\$18,502	Building	\$22,025
XFOB	\$3,450	XFOB	\$9,200
Just	\$125,702	Just	\$129,225
Class	\$0	Class	\$0
Appraised	\$125,702	Appraised	\$129,225
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$125,702	Assessed	\$129,225
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$125,702 city:\$0 other:\$0 school:\$125,702	Total Taxable	county:\$129,225 city:\$0 other:\$0 school:\$129,225

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/22/2022	\$400,000	1465/0505	WD	I	Q	01
12/29/2015	\$100	1306/2395	WD	I	U	30
12/29/2015	\$100	1306/2143	WD	I	U	30
8/23/1991	\$0	0749/1800	PR	I	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1935	1471	2365	\$22,025

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0285	SALVAGE	0	\$100.00	1.00	0 x 0
0285	SALVAGE	0	\$100.00	1.00	0 x 0

7/1/22, 3:26 PM

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0260	PAVEMENT-ASPHALT	0	\$750.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0130	CLFENCE 5	1993	\$100.00	1.00	0 x 0
9947	Septic		\$2,500.00	2.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$400.00	1.00	0 x 0
0285	SALVAGE	2020	\$1,000.00	1.00	x
0285	SALVAGE	2020	\$1,000.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$70,000
3900	MOTEL (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$28,000

Search Result: 1 of 3

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