

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/20/2025

Parcel: << 17-4S-17-08410-002 (43322) >>

Owner & Property Info

Result: 11 of 12

Owner	FORTY SEVEN PROPERTIES INC 796 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site	3795 S US HIGHWAY 441, LAKE CITY		
Description*	COMM NW COR OF SE1/4, RUN W 84.69 FT TO E R/W US 441, SE ALONG R/W 134.92 FT, CONT R/W 1006.71 FT, NE 107.52 FT, CONT NE 170.73, SE 62 FT FOR POB, E 247.88 FT, NE 191.28 FT, NW 337.63 FT, SW 417.31 FT, SE 237 FT TO POB. EX .13 AC LYING IN CAPITAL BUSINESS ...more>>>		
Area	2.86 AC	S/T/R	17-4S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$25,740	Mkt Land	\$25,740
Ag Land	\$0	Ag Land	\$0
Building	\$178,690	Building	\$178,690
XFOB	\$3,158	XFOB	\$3,158
Just	\$207,588	Just	\$207,588
Class	\$0	Class	\$0
Appraised	\$207,588	Appraised	\$207,588
SOH/10% Cap	\$18,516	SOH/10% Cap	\$0
Assessed	\$207,588	Assessed	\$207,588
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$189,072 city:\$0 other:\$0 school:\$207,588	Total Taxable	county:\$207,588 city:\$0 other:\$0 school:\$207,588

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/30/2020	\$100	1405 / 1520	QC	I	U	11
11/14/2017	\$166,500	1347 / 2685	WD	I	U	37
4/9/2010	\$150,000	1192 / 1318	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1965	2538	3375	\$163,169
Sketch	C B MISC (8801)	1965	980	3884	\$15,521

*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	\$484.00	1.00	18 x 24
0011	BARN,BLK AE	0	\$1,674.00	1.00	0 x 0
0190	FPLC PF	2013	\$600.00	1.00	0 x 0
0166	CONC,PAVMT	2013	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.860 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$25,740

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