

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 9/4/2025

Parcel: << **30-4S-17-08885-005 (47434)** >>

## Owner & Property Info

Result: 1 of 1

Owner	CASEY JONES RV PARK, LLC 185 SW ARROWHEAD TER LAKE CITY, FL 32024		
Site	185 SW ARROWHEAD TER, LAKE CITY		
Description*	COMM NW COR OF SEC 30, S 330.50 FT FOR POB, E 33 FT, N 70 FT, E 1068.72 FT, S 44 DEG W 609.09 FT, W 19.66 FT, W 300 FT, S 591.82 FT TO N R/W OF CR-242, W 150 FT, N 290.71 FT, W 183 FT TO C/L OF ARROWHEAD TER, N 660 FT TO POB EX COMM NW COR OF SEC, E 32.98 ...more>>>		
Area	9.42 AC	S/T/R	30-4S-17
Use Code**	CAMPS (3600)	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	\$354,020	Mkt Land	\$292,020
Ag Land	\$0	Ag Land	\$0
Building	\$585,545	Building	\$255,562
XFOB	\$188,980	XFOB	\$446,733
Just	\$1,128,545	Just	\$994,315
Class	\$0	Class	\$0
Appraised	\$1,128,545	Appraised	\$994,315
SOH/10% Cap	\$120,472	SOH/10% Cap	\$286,640
Assessed	\$1,008,073	Assessed	\$786,352
Exempt	DH DHB HX HB \$100,000	Exempt	HX HB \$50,722
Total Taxable	county:\$908,073 city:\$0 other:\$0 school:\$958,073	Total Taxable	county:\$656,953 city:\$0 other:\$0 school:\$761,352

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

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/18/2025	\$100	<a href="#">1537 / 196</a>	QC	I	U	11
8/4/2016	\$100	<a href="#">1319 / 2403</a>	WD	I	U	30
10/9/2008	\$100	<a href="#">1160 / 835</a>	WD	I	Q	01
3/11/2008	\$250,000	<a href="#">1145 / 1077</a>	WD	I	Q	03
2/29/2008	\$100	<a href="#">1144 / 1933</a>	WD	I	Q	03
2/13/2008	\$500,000	<a href="#">1143 / 456</a>	WD	I	Q	03
11/14/2007	\$100	<a href="#">1136 / 686</a>	WD	I	Q	01
9/27/2001	\$475,000	<a href="#">936 / 414</a>	WD	I	Q	
5/7/1993	\$50,000	<a href="#">774 / 1286</a>	WD	I	U	10
4/29/1993	\$25,000	<a href="#">774 / 1284</a>	WD	V	Q	
8/21/1987	\$135,000	<a href="#">630 / 604</a>	WD	I	U	

### ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1975	1430	1564	\$80,026
<a href="#">Sketch</a>	CLUB HOUSE (6900)	1992	600	750	\$4,851
<a href="#">Sketch</a>	MOBILE HME (0800)	2002	1404	2705	\$43,245
<a href="#">Sketch</a>	MANUF 1 (0201)	2006	1196	1792	\$70,528
<a href="#">Sketch</a>	CLUB HOUSE (6900)	1996	2570	3098	\$56,912

\*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
9915	RV SITE	0	\$36,000.00	12.00	0 x 0
0260	PAVEMENT-ASPHALT	2000	\$5,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$9,000.00	1.00	34 x 14
0260	PAVEMENT-ASPHALT	2002	\$3,000.00	1.00	0 x 0
0040	BARN,POLE	2006	\$2,700.00	900.00	30 x 30
0296	SHED METAL	2006	\$4,200.00	600.00	20 x 30
0070	CARPORT UF	2006	\$2,500.00	500.00	20 x 25
9915	RV SITE	0	\$54,000.00	18.00	0 x 0
9915	RV SITE	1993	\$150,000.00	50.00	0 x 0
0296	SHED METAL	2010	\$19,440.00	2160.00	36 x 60
9915	RV SITE	2010	\$150,000.00	50.00	0 x 0
0260	PAVEMENT-ASPHALT	2010	\$4,666.00	2916.00	0 x 0
0166	CONC,PAVMT	2018	\$405.00	135.00	0 x 0
0296	SHED METAL	2021	\$432.00	48.00	8 x 6
0296	SHED METAL	2021	\$2,160.00	240.00	20 x 12
0296	SHED METAL	2021	\$1,980.00	220.00	20 x 11
0070	CARPORT UF	2021	\$750.00	500.00	25 x 20
0166	CONC,PAVMT	2021	\$500.00	1.00	25 x 20

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2820	RV PARK (MKT)	1.050 AC	1.0000/1.0000 1.0000/.5000000 /	\$31,000 /AC	\$32,550
0200	MBL HM (MKT)	1.050 AC	1.0000/1.0000 1.0000/.5000000 /	\$31,000 /AC	\$32,550
3600	RV PARKS/CAMPS (MKT)	1.000 AC	1.0000/1.0000 1.0000/.5000000 /	\$31,000 /AC	\$31,000
1010	COMM ACRGE (MKT)	4.510 AC	1.0000/1.0000 1.0000/.5000000 /	\$31,000 /AC	\$139,810
1000	VACANT COMMERCIAL (MKT)	1.810 AC	1.0000/1.0000 1.0000/.5000000 /	\$31,000 /AC	\$56,110

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