

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 2/19/2026

Parcel: << **22-4S-16-03091-001 (14795)** >>

## Owner & Property Info

Result: 1 of 1

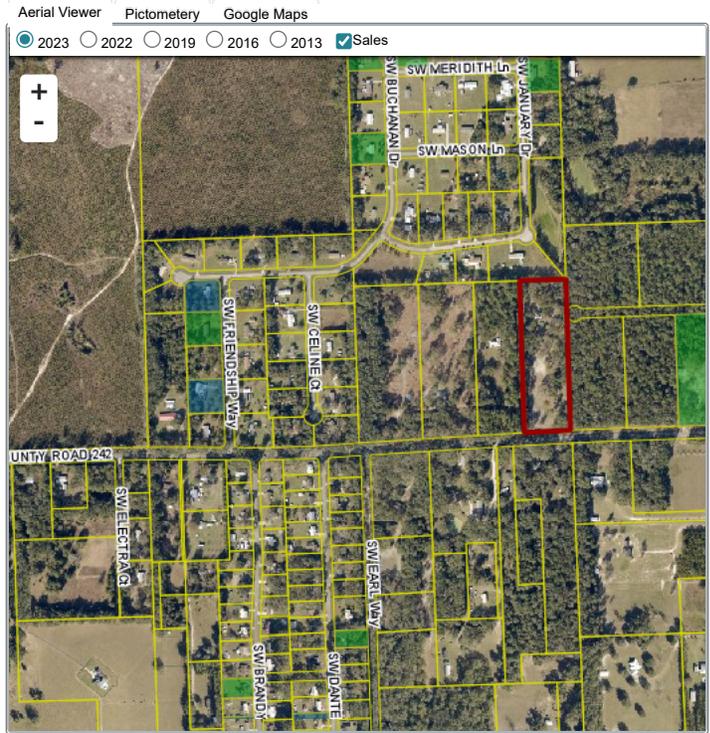
|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | <b>DANIEL NALINI</b><br><b>ZARIC MILOS</b><br>2801 COUNTY ROAD 242<br>LAKE CITY, FL 32024  |              |          |
| Site         | 2801 SW COUNTY ROAD 242, LAKE CITY   |              |          |
| Description* | THE E1/2 OF THE FOLLOWING: COMM SE COR OF SE1/4 OF SW1/4, RUN N 42.94 FT TO N R/W CR-242 FOR POB, RUN N 953.08 FT, W 580.06 FT, S 965.16 FT, E 580.28 FT TO POB, 559-550, 845-1053, WD 1267-1804, WD 1410-2791, WD 1453-1616, WD 1479-2777 |              |          |
| Area         | 6.38 AC  | S/T/R        | 22-4S-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              | \$47,850   | Mkt Land            | \$63,800   |
| Ag Land               | \$0  | Ag Land             | \$0  |
| Building              | \$223,178  | Building            | \$238,050  |
| XFOB                  | \$59,550   | XFOB                | \$57,366   |
| Just                  | \$330,578  | Just                | \$359,216  |
| Class                 | \$0  | Class               | \$0  |
| Appraised             | \$330,578  | Appraised           | \$359,216  |
| SOH/10% Cap           | \$0  | SOH/10% Cap         | \$9,867  |
| Assessed              | \$330,578  | Assessed            | \$349,349  |
| Exempt                | HX HB \$50,000                                       | Exempt              | HX HB \$51,411                                       |
| Total Taxable         | county:\$280,578 city:\$0 other:\$0 school:\$305,578 | Total Taxable       | county:\$297,938 city:\$0 other:\$0 school:\$324,349 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 11/10/2022 | \$430,000  | 1479 / 2777 | WD   | I   | Q                     | 01    |
| 11/19/2021 | \$100      | 1453 / 1616 | WD   | I   | U                     | 30    |
| 4/22/2020  | \$245,000  | 1410 / 2791 | WD   | I   | Q                     | 01    |
| 12/31/2013 | \$165,000  | 1267 / 1804 | WD   | I   | U                     | 38    |
| 3/18/2005  | \$195,000  | 1041 / 578  | WD   | I   | Q                     |       |
| 8/27/1997  | \$0        | 845 / 1053  | QC   | I   | Q                     | 01    |
| 3/1/1985   | \$18,000   | 559 / 550   | WD   | V   | Q                     | 01    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1986     | 2250    | 3575      | \$238,050  |

\*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    |
|------|-------------------|----------|-------------|---------|---------|
| 0260 | PAVEMENT-ASPHALT  | 0        | \$1,000.00  | 1.00    | 0 x 0   |
| 0200 | GARAGE F          | 0        | \$30,000.00 | 1.00    | 0 x 0   |
| 0296 | SHED METAL        | 1993     | \$488.00    | 130.00  | 10 x 13 |
| 0294 | SHED WOOD/VINYL   | 1993     | \$2,250.00  | 400.00  | 20 x 20 |
| 0166 | CONC,PAVMT        | 1993     | \$300.00    | 200.00  | 10 x 20 |
| 0281 | POOL R/FIBERGLASS | 2005     | \$14,664.00 | 480.00  | 16 x 30 |
| 0282 | POOL ENCL         | 2005     | \$6,864.00  | 1144.00 | 26 x 44 |
| 0120 | CLFENCE 4         | 2007     | \$1,800.00  | 1.00    | 0 x 0   |

## Land Breakdown

| Code | Desc      | Units    | Adjustments             | Eff Rate     | Land Value |
|------|-----------|----------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 6.380 AC | 1.0000/1.0000 1.0000/ / | \$10,000 /AC | \$63,800   |

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