

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 1/16/2025

Parcel: << 16-4S-17-08382-412 (31287) >>

Owner & Property Info

Result: 1 of 1

Owner	RAINES SASHA RAINES PHILIP 257 SE FOREST TER LAKE CITY, FL 32025		
Site	257 SE FOREST TER, LAKE CITY		
Description*	LOT 13 BLOCK B CENTURY OAK S/D 377-431, 732-964, 742-115, 744-153, PB 770-294, DC 830-1963, WD 1075-989, WD 1104-1, PB 1338-483, DC 1338-484, 1353-885, WD 1450-2476,		
Area	0.34 AC	S/T/R	16-4S-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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$201,368	Building	\$201,368
XFOB	\$2,978	XFOB	\$2,978
Just	\$222,846	Just	\$222,846
Class	\$0	Class	\$0
Appraised	\$222,846	Appraised	\$222,846
SOH/10% Cap	\$30,845	SOH/10% Cap	\$25,085
Assessed	\$192,001	Assessed	\$197,761
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$142,001 city:\$0 other:\$0 school:\$167,001	Total Taxable	county:\$147,761 city:\$0 other:\$0 school:\$172,761

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
10/22/2021	\$230,000	1450 / 2476	WD	I	Q	01
1/6/2018	\$129,000	1353 / 885	PR	I	Q	01
12/1/2006	\$163,500	1104 / 001	WD	I	Q	
2/24/2006	\$34,000	1075 / 989	WD	V	Q	
4/2/1991	\$24,000	744 / 153	WD	V	Q	
2/20/1991	\$45,000	742 / 115	WD	V	U	35

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1508	2138	\$201,368

*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	2006	\$2,778.00	926.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$50.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$50.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.340 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

