

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 3/6/2025

Parcel: 20-4S-16-03077-008 (14382) >>

Owner & Property Info

Result: 1 of 1

Owner	DURRANCE WILLIAM DAVID JR DURRANCE CLAIRE D 4601 SW BIRLEY AVE LAKE CITY, FL 32024		
Site	4601 SW BIRLEY AVE, LAKE CITY		
Description*	COMM SW COR OF NE1/4, RUN EAST 1339.83 FT, N 566.13 FT, NW 1002.43 FT, W 331.13 FT TO E R/W OF BIRLEY RD, SW ALONG CURVE 152 FT +/-, CONT SW ALONG CURVE 178.45 FT, SOUTH 448.02 FT TO POB. ORB 1182-001 & ORB 1003-708,		
Area	21.4 AC	S/T/R	20-4S-16
Use Code**	IMPROVED AG (5000)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$22,500	Mkt Land	\$22,500
Ag Land	\$8,262	Ag Land	\$8,262
Building	\$66,153	Building	\$66,153
XFOB	\$12,973	XFOB	\$12,973
Just	\$239,626	Just	\$239,626
Class	\$109,888	Class	\$109,888
Appraised	\$109,888	Appraised	\$109,888
SOH/10% Cap	\$20,950	SOH/10% Cap	\$16,254
Assessed	\$92,326	Assessed	\$93,703
Exempt	HX HB \$30,747	Exempt	HX HB \$32,124
Total Taxable	county:\$58,191 city:\$0 other:\$0 school:\$67,326	Total Taxable	county:\$61,510 city:\$0 other:\$0 school:\$68,703

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
8/31/2009	\$100	1182 / 001	QC	I	U	11
8/25/2009	\$100	1181 / 2798	QC	I	U	11
7/23/2009	\$0	1177 / 2027	PB	I	U	18
8/30/1996	\$5,000	827 / 1653	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1997	1836	2278	\$44,574
Sketch	SINGLE FAM (0100)	1956	720	848	\$21,579

\*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
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1997	\$400.00	1.00	0 x 0
0285	SALVAGE	2006	\$500.00	1.00	0 x 0
0040	BARN,POLE	0	\$1,273.00	1.00	30 x 58
0040	BARN,POLE	0	\$800.00	1.00	0 x 0
0120	CLFENCE 4	2014	\$300.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0080	DECKING	2014	\$100.00	1.00	0 x 0
0296	SHED METAL	2014	\$100.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$100.00	1.00	0 x 0
0190	FPLC PF	2014	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500
5500	TIMBER 2 (AG)	18.400 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$8,262
9910	MKT.VAL.AG (MKT)	18.400 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$138,000
9105	TOWER SITE (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

