

COLUMBIA COUNTY

Property Appraiser

Parcel 35-4S-16-03281-000

Owners

ALLISON JAMES
310 SW HYDRAULIC WAY
LAKE CITY, FL 32024

Parcel Summary

Location	310 SW HYDRAULIC WAY
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	4.8400
Section	35
Township	4S
Range	16
Subdivision	SE1/4 UNR

Legal Description

COMM NE COR OF NE1/4 OF SE1/4
RUN W 20 FT TO W SIDE OF CO
GRADED RD BEING POB, RUN S
643 FT, W 304.6 FT TO E SIDE
OF CO GRADED RD, N ALONG E
SIDE OF CO GRADED RD 643 FT TO
S SIDE OF CO GRADED RD,
E ALONG RD 374.67 FT TO POB.

DC 958-187, WD 958-188, WD 1025-677,
WD 1429-777

Working Values

	2025
Total Building	\$147,297
Total Extra Features	\$5,279

GSA GIS

Pictometry



	2025
Total Market Land	\$53,240
Total Ag Land	\$0
Total Market	\$205,816
Total Assessed	\$200,305
Total Exempt	\$0
Total Taxable	\$200,305
SOH Diff	\$5,511

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$138,096	\$126,255	\$109,159	\$113,923	\$97,878	\$86,279
Total Extra Features	\$5,279	\$5,279	\$5,279	\$5,279	\$5,279	\$5,919
Total Market Land	\$38,720	\$38,720	\$38,720	\$33,396	\$33,271	\$33,271
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$182,095	\$170,254	\$153,158	\$152,598	\$136,428	\$125,469
Total Assessed	\$182,095	\$168,474	\$153,158	\$150,071	\$136,428	\$123,290
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$182,095	\$168,474	\$153,158	\$150,071	\$136,428	\$123,290
SOH Diff	\$0	\$1,780	\$0	\$2,527	\$0	\$2,179

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1429/777	2021-01-29	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$167,000	Grantor: JONES CHRISTOPHER & MELINDA C Grantee: ALLISON JAMES
<u>WD</u> 1025/0677	2004-08-24	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$100	Grantor: WILLIAM JR & MARGARET ODOM Grantee: CHRISTOPHER & MELINDA C JONES
<u>WD</u> 0958/0188	2002-07-12	<u>Q</u>		WARRANTY DEED	Improved	\$85,000	Grantor: JANET BLACKWELL Grantee: WILLAIM A JR & MARGARET ODOM

Buildings

Building # 1, Section # 1, 97878, SFR

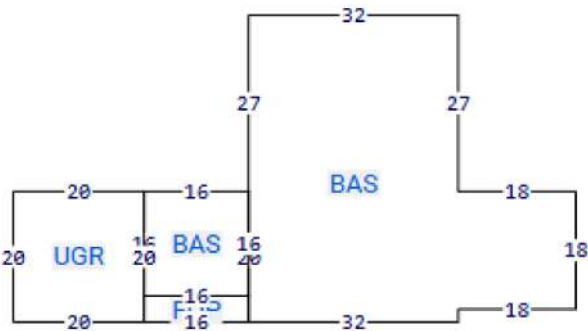
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2084	2548	\$226,611	1964	1964	0.00%	35.00%	65.00%	\$147,297

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
EW	Exterior Wall	32	HARDIE BRD
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	13	LAM/VNLPLK
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	256	100%	256
BAS	1,828	100%	1,828
FOP	64	30%	19
UGR	400	45%	180



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0031	BARN,MT AE	12	24	288.00	\$3.40	0	100%	\$979
0166	CONC,PAVMT	20	20	400.00	\$2.00	2003	100%	\$800
0040	BARN,POLE	20	24	480.00	\$2.50	2003	100%	\$1,200
0296	SHED METAL	10	10	100.00	\$5.00	2003	100%	\$500
0296	SHED METAL			1.00	\$0.00	2009	100%	\$1,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	4.84	\$11,000.00/AC	4.84	1.00	\$53,240

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 26, 2025.