

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 1/15/2026

Parcel: << 10-4S-16-02831-000 (12402) >>

**Owner & Property Info**

Result: 1 of 1

Owner	<b>GOODSON BRUCE B GOODSON DONNA LYNN</b> 1503 SW COUNTY ROAD 252B LAKE CITY, FL 32024		
Site	1477 SW COUNTY ROAD 252B, LAKE CITY		
Description*	THE NE1/4 OF NE1/4 EX RD & EX COMM SW COR OF NE1/4 OF NE1/4, RUN E 33 FT, N 60 FT FOR POB, CONT N 90 FT, E 363 FT, S 90 FT, W 363 FT TO POB & EX 3.48 AC DESC IN ORB 819-652 & EX 3.48 AC DESC IN ORB 442-609, 374-537, 651-678, 840-169, LE 1498-2704.		
Area	31.41 AC	S/T/R	10-4S-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**

2025 Certified Values		2026 Working Values	
Mkt Land	\$6,000	Mkt Land	\$7,500
Ag Land	\$6,627	Ag Land	\$6,582
Building	\$441,951	Building	\$457,443
XFOB	\$38,655	XFOB	\$38,655
Just	\$604,246	Just	\$650,648
Class	\$493,233	Class	\$510,180
Appraised	\$493,233	Appraised	\$510,180
SOH/10% Cap	\$138,249	SOH/10% Cap	\$126,002
Assessed	\$362,078	Assessed	\$384,178
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$304,984 city:\$0 other:\$0 school:\$337,078	Total Taxable	county:\$333,456 city:\$0 other:\$0 school:\$359,178

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
8/9/2023	\$100	1498 / 2704	LE	I	U	14
5/22/1997	\$0	840 / 169	WD	I	Q	03
5/3/1988	\$95,000	651 / 678	WD	I	U	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1940	1008	1288	\$75,824
<a href="#">Sketch</a>	SINGLE FAM (0100)	1998	3692	5174	\$381,619

\*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0021	BARN,FR AE	0	\$2,000.00	1.00	0 x 0
0040	BARN,POLE	0	\$2,520.00	1008.00	24 x 42
0010	BARN,BLK	1993	\$2,500.00	1.00	0 x 0
0166	CONC,PAVMT	1998	\$1,827.00	1218.00	21 x 58
0170	FPLC 2STRY	1998	\$2,750.00	1.00	0 x 0
0280	POOL R/CON	1999	\$13,619.00	608.00	16 x 38
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0166	CONC,PAVMT	1999	\$1,875.00	1250.00	10 x 125
0169	FENCE/WOOD	2007	\$864.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2007	\$1,200.00	1.00	0 x 0
0255	MBL HOME STORAGE	2014	\$500.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$5,000
0100	SFR (MKT)	0.500 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$2,500
5600	TIMBER 3 (AG)	22.410 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$6,297
5910	SWAMP/CYPRESS (AG)	6.500 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$260
5997	RIVERS/BAYS/SWAMPS (AG)	1.000 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$25
9910	MKT.VAL.AG (MKT)	29.410 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$147,050

Search Result: 1 of 1

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