

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/7/2024

Parcel: << 17-4S-17-08438-000 (31438) >>

Owner & Property Info

Result: 1 of 3

Owner	FLAMINGO LAKES HOLDINGS LLC		
	4710 STATE ROAD 13 N		
	SAINT JOHNS, FL 32259		
Site	3575 S US HIGHWAY 441, LAKE CITY		
Description*	ALL BLOCKS G & H OAKWOOD S/D & ALL OF ROAD LYING BETWEEN BLKS G & H & S1/2 OF CLOSED STREET LYING BETWEEN BLK F & G AS DESC IN 607-608, 609, 742-1853, 749-1800, LE 1306-2143, WD 1306-2395, DC 1375-2316, WD 1465-505,		
Area	7 AC	S/T/R	17-4S-17
Use Code**	MULTI-FAM <10 (0800)	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	\$98,000	Mkt Land	\$98,000
Ag Land	\$0	Ag Land	\$0
Building	\$55,706	Building	\$55,706
XFOB	\$15,950	XFOB	\$15,950
Just	\$169,656	Just	\$169,656
Class	\$0	Class	\$0
Appraised	\$169,656	Appraised	\$169,656
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$169,656	Assessed	\$169,656
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$169,656 city:\$0 other:\$0 school:\$169,656	Total Taxable	county:\$169,656 city:\$0 other:\$0 school:\$169,656

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
4/22/2022	\$400,000	1465 / 505	WD	I	U	37
12/29/2015	\$100	1306 / 2395	WD	I	U	30
12/29/2015	\$100	1306 / 2143	WD	I	U	30
8/23/1991	\$0	749 / 1800	PR	I	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1935	1471	2365	\$55,706

*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
0285	SALVAGE	0	\$100.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$750.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0130	CLFENCE 5	1993	\$100.00	1.00	0 x 0
9947	Septic		\$6,000.00	2.00	0 x 0
0285	SALVAGE	2020	\$1,000.00	1.00	x
0285	SALVAGE	2020	\$1,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$70,000
3900	MOTEL (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$28,000

Search Result: 1 of 3

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

