

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/5/2025

Parcel: << 04-4S-16-02772-052 (11675) >>

Owner & Property Info

Result: 1 of 1

Owner	QUINTESSA LAKE CITY LLC 492 NORRISTOWN RD BLUE BELL, PA 19422		
Site	119 SW SHADY LN, LAKE CITY		
Description*	THE N 282.42 FT OF E 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 EX RD R/W. 435-744, 535-443, 621-352, 739-456, 741-867, CT 859-294, 898-935, 914-1036, WD 1463-1572, WD 1519-164, WD 1525-1656		
Area	1.64 AC	S/T/R	04-4S-16
Use Code**	MH PARK (2802)	Tax District	2

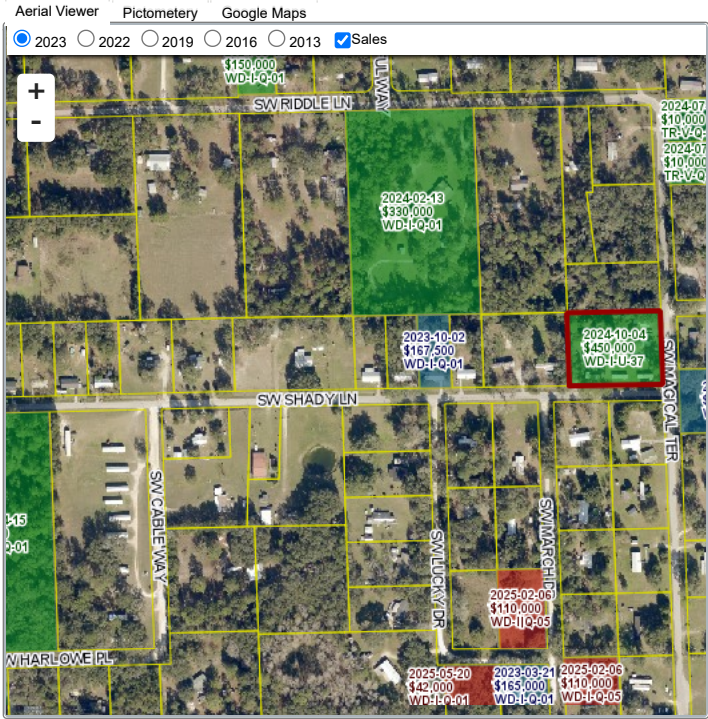
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$24,600	Mkt Land	\$24,600
Ag Land	\$0	Ag Land	\$0
Building	\$104,951	Building	\$130,855
XFOB	\$35,000	XFOB	\$35,000
Just	\$164,551	Just	\$190,455
Class	\$0	Class	\$0
Appraised	\$164,551	Appraised	\$190,455
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$164,551	Assessed	\$190,455
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$164,551 city:\$0 other:\$0 school:\$164,551	Total Taxable	county:\$190,455 city:\$0 other:\$0 school:\$190,455

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
10/4/2024	\$450,000	1525 / 1656	WD	I	U	37
7/8/2024	\$100	1519 / 164	WD	I	U	11
3/11/2022	\$287,000	1463 / 1572	WD	I	U	37
11/13/2000	\$24,400	914 / 1036	WD	I	Q	01
3/3/2000	\$58,000	898 / 935	WD	I	Q	
4/29/1998	\$1,000	859 / 294	CT	I	Q	01
1/15/1991	\$49,000	741 / 867	WD	I	Q	06
12/18/1990	\$0	739 / 455	CT	V	U	11
4/28/1987	\$125,000	621 / 352	WD	I	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1973	720	960	\$20,048
Sketch	MOBILE HME (0800)	1973	720	720	\$17,954
Sketch	MOBILE HME (0800)	1972	672	672	\$16,757
Sketch	MOBILE HME (0800)	1972	576	688	\$15,206
Sketch	MOBILE HME (0800)	1967	552	643	\$14,338
Sketch	MOBILE HME (0800)	1971	552	680	\$14,862
Sketch	MOBILE HME (0800)	1972	576	693	\$15,232
Sketch	MOBILE HME (0800)	1972	660	660	\$16,458

*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
0259	MHP HOOKUP	0	\$34,400.00	8.00	0 x 0
0261	PRCH, UOP	2017	\$200.00	1.00	0 x 0
0261	PRCH, UOP	2017	\$200.00	1.00	0 x 0
0261	PRCH, UOP	2017	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0210	TRLR PARK (MKT)	1.640 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$24,600

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