

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 17-4S-17-08425-001 (31418) >>

2024 Working Values

updated: 9/12/2024

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Owner & Property Info

Result: 2 of 2

Owner	GATEWAY-FOREST LAWN FUNERAL HOME AND CREMATORY, INC P O BOX 526 LAKE CITY, FL 32056		
Site	3596 S US HIGHWAY 441, LAKE CITY		
Description*	COMM SW COR OF N1/2 OF N1/2 OF SW1/4, RUN E 1967.24 FT FOR POB, RUN N 467.56 FT, NE 409.57 FT TO A PT ON SW R/W OF US-41, SE ALONG R/W 330 FT TO W R/W FOREST LAWN DR, S ALONG R/W 408.36 FT, W 600 FT TO POB. 819-2269, 930-1920, 930-1923, WD 999-2690, 1266-...more>>		
Area	7.25 AC	S/T/R	17-4S-17
Use Code**	MORTUARY/CEMETARY - NON- EX (7601)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$181,250	Mkt Land	\$181,250
Ag Land	\$0	Ag Land	\$0
Building	\$426,124	Building	\$431,981
XFOB	\$23,405	XFOB	\$23,405
Just	\$630,779	Just	\$636,636
Class	\$0	Class	\$0
Appraised	\$630,779	Appraised	\$636,636
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$630,779	Assessed	\$636,636
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$630,779 city:\$0 other:\$0 school:\$630,779	Total Taxable	county:\$636,636 city:\$0 other:\$0 school:\$636,636

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
11/14/2003	\$820,000	999 / 2690	WD	I	Q	06
4/3/1996	\$190,000	819 / 2269	WD	V	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MORTUARY (6800)	2003	8988	13671	\$431,981

*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
0260	PAVEMENT-ASPHALT	2003	\$12,405.00	16110.00	0 x 0
0166	CONC,PAVMT	2003	\$3,000.00	1500.00	0 x 0
0253	LIGHTING	2003	\$8,000.00	8.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
7600	MORTUARY (MKT)	7.250 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$181,250

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