

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/11/2025

Retrieve Tax Record

Tax Estimator

2025 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **36-4S-16-03382-011 (46595)** >>

Owner & Property Info

Result: 1 of 1

Owner	MONTENEGRO RANCH LLC 225 EAST DANIA BEACH BLVD DANIA BEACH, FL 33004		
Site	976 SW HAMLET CIR, LAKE CITY		
Description*	LOTS 10 & 11 SOUTHWOOD ACRES S/D UNIT 4. 401-669, 551-615, 753-1649, 792-1623, 1626, 794- 1116, 800-1134, 1138, DC 1202-791, WD 1208-1939, WD 1225-415, WD 1229-1249, WD 1231-1356, WD 1505-1217, 1219, 1221, WD 1505-1223		
Area	2.89 AC	S/T/R	36-4S-16
Use Code**	SFRES/SFRES (0101)	Tax District	3

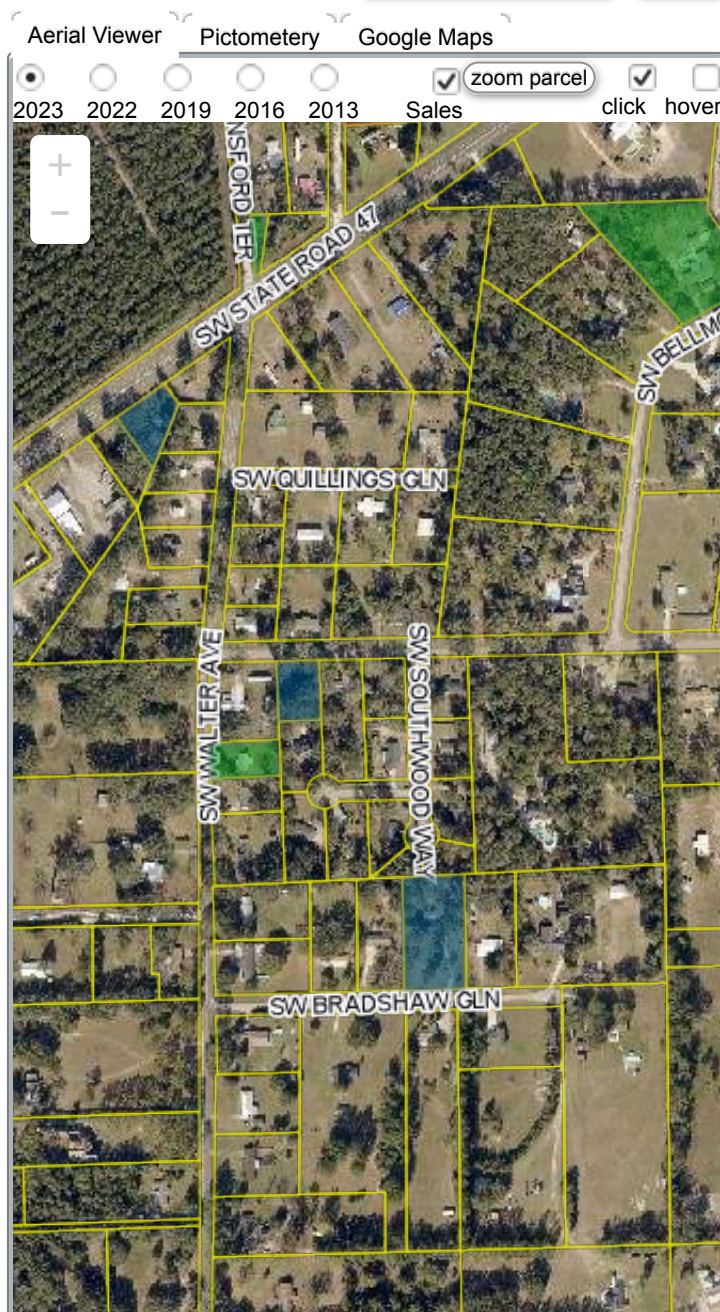
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2024 Certified Values		2025 Working Values	
Mkt Land	\$19,900	Mkt Land	\$29,850
Ag Land	\$0	Ag Land	\$0
Building	\$727,340	Building	\$775,788
XFOB	\$50,660	XFOB	\$50,660
Just	\$797,900	Just	\$856,298
Class	\$0	Class	\$0
Appraised	\$797,900	Appraised	\$856,298
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$797,900	Assessed	\$856,298
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$797,900	Total Taxable	county:\$856,298
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$797,900		school:\$856,298

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/15/2023	\$2,400,000	1505 / 1223	WD	I	Q	05 (Multi-Parcel Sale) - show
1/11/2012	\$200,000	1231 / 1356	WD	I	U	17
12/28/2011	\$100	1229 / 1249	WD	I	U	11
10/18/2011	\$525,000	1225 / 415	WD	I	Q	01
8/16/2011	\$100	1221 / 1367	WD	I	U	11
6/10/2011	\$100	1216 / 354	WD	I	U	11
1/24/2011	\$100	1208 / 1939	WD	I	U	11
1/13/1995	\$57,400	800 / 1138	WD	I	Q	

8/16/1994	\$2,500	794 / 1116	WD	V	U	34
7/1/1994	\$49,900	792 / 1626	WD	I	U	34
5/20/1994	\$79,900	790 / 1688	WD	I	U	12
11/20/1991	\$436	753 / 1649	WD	I	Q	01
7/1/1984	\$78,400	543 / 407	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	6718	8684	\$515,216
Sketch	SINGLE FAM (0100)	1990	2990	5422	\$260,572

*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
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0214	GRN HOUSE	2000	\$4,235.00	1210.00	22 x 55
0214	GRN HOUSE	2000	\$1,890.00	540.00	18 x 30
0166	CONC,PAVMT	2000	\$32,080.00	26733.00	0 x 0
0262	PRCH,FOP	2000	\$3,380.00	169.00	13 x 13
0119	MASONRY WALLS	2001	\$7,875.00	1050.00	1050 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.890 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$28,350
9600	WASTELAND (MKT)	1.000 AC	1.0000/1.0000 1.0000/.1000000 /	\$1,500 /AC	\$1,500

Search Result: 1 of 1

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