

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/31/2025

Parcel: << 11-4S-16-02905-131 (12753) >>

Owner & Property Info

Result: 7 of 14

Owner	CAMIEL REAL ESTATE, LLC 351 SW CREWS FARM TER LAKE CITY, FL 32025		
Site	168 SW HUMMINGBIRD GLN, LAKE CITY		
Description*	LOT 31 BLK A WOODCREST S/D. 827-330, 961-2652, LE 1327-1890, DC 1496-1878, WD 1545-741		
Area	0.5 AC	S/T/R	11-4S-16
Use Code**	SINGLE FAMILY (0100)	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	\$30,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$259,041	Building	\$272,533
XFOB	\$2,846	XFOB	\$2,846
Just	\$291,887	Just	\$310,379
Class	\$0	Class	\$0
Appraised	\$291,887	Appraised	\$310,379
SOH/10% Cap	\$0	SOH/10% Cap	\$10,027
Assessed	\$291,887	Assessed	\$300,352
Exempt	HX HB	Exempt	HX HB
	\$50,000		\$50,722
Total Taxable	county:\$241,887 city:\$0 other:\$0 school:\$266,887	Total Taxable	county:\$249,630 city:\$0 other:\$0 school:\$275,352

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
7/22/2025	\$130,000	1545 / 741	WD	I	Q	01
12/19/2016	\$100	1327 / 1890	LE	I	U	14
9/6/2002	\$103,000	961 / 2652	WD	I	Q	
8/27/1996	\$13,043	827 / 330	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	2376	3712	\$272,533

*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
0166	CONC,PAVMT	1996	\$2,252.00	1501.00	0 x 0
0166	CONC,PAVMT	2003	\$594.00	297.00	11 x 27

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

