Columbia County Property Appraiser

Jeff Hampton

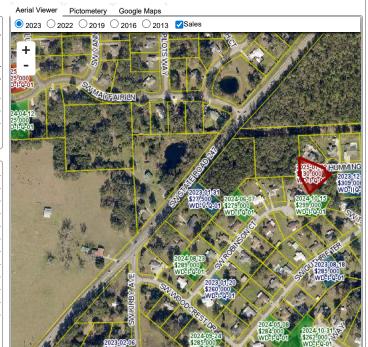
Parcel: << 11-4S-16-02905-131 (12753) >>>

Owner & Property Info Result: 7 of 14 CAMIEL REAL ESTATE, LLC 351 SW CREWS FARM TER LAKE CITY, FL 32025 Owner Site 168 SW HUMMINGBIRD GLN, LAKE CITY LOT 31 BLK A WOODCREST S/D. 827-330, 961-2652, LE 1327-1890, DC 1496-1878, WD Description* 0.5 AC S/T/R 11-4S-16 Area Use Code** SINGLE FAMILY (0100) Tax District 2

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> 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	\$2	259,041	Building	\$272,533	
XFOB		\$2,846	XFOB	\$2,846	
Just	\$3	291,887	Just	\$310,379	
Class		\$0	Class	\$0	
Appraised	\$3	291,887	Appraised	\$310,379	
SOH/10% Cap		\$0	SOH/10% Cap	\$10,027	
Assessed	\$2	291,887	Assessed	\$300,352	
Exempt	HX HB	\$50,000	Exempt	HX HB \$50,722	
Total Taxable	county:\$241,88 other:\$0 school:\$.			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						
*Bidg 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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2025 Working Values

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