

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 11/7/2024

Parcel: &lt;&lt; 28-3S-16-02376-000 (9271) &gt;&gt;

## Owner &amp; Property Info

Owner	FIVE ASH FOREST LLC 337 SW TOMPKINS ST LAKE CITY, FL 32024		
Site	355 NW TURNBERRY DR, LAKE CITY		
Description*	COMM AT NW COR OF MAGNOLIA HILLS, RUN N 1122.85 FT, E 700 FT, N 200 FT, E 562.46 FT, S 1337.12 FT, W 1278.04 FT TO POB. 433-304, WD 1004-584, WD 1086-1951, WD 1070-49, DC 1453-2192,		
Area	36 AC	S/T/R	28-3S-16
Use Code**	IMP AG/MH/PARKING (5028)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$129,000	Mkt Land	\$129,000
Ag Land	\$6,510	Ag Land	\$6,510
Building	\$18,318	Building	\$18,318
XFOB	\$257,672	XFOB	\$257,672
Just	\$491,990	Just	\$491,990
Class	\$411,500	Class	\$411,500
Appraised	\$411,500	Appraised	\$411,500
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$411,500	Assessed	\$411,500
Exempt	\$0	Exempt	\$0
Total	county:\$411,500 city:\$0	Total	county:\$411,500 city:\$0
Taxable	other:\$0 school:\$411,500	Taxable	other:\$0 school:\$411,500

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/30/2005	\$135,100	1070 / 049	WD	I	Q	01
1/7/2004	\$324,000	1004 / 584	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1960	600	762	\$18,318

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0259	MHP HOOKUP	2007	\$153,510.00	51.00	0 x 0
0260	PAVEMENT-ASPHALT	2007	\$31,080.00	24000.00	800 x 30
0260	PAVEMENT-ASPHALT	2007	\$5,594.00	4320.00	2160 x 2
0260	PAVEMENT-ASPHALT	2007	\$38,665.00	38000.00	9500 x 4
0040	BARN,POLE	2007	\$3,159.00	1053.00	27 x 39
0294	SHED WOOD/VINYL	2017	\$1,500.00	1.00	0 x 0
0070	CARPORT UF	2017	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2020	\$2,160.00	1080.00	20 x 54
0210	GARAGE U	2020	\$8,384.00	1.00	24 x 22
0166	CONC,PAVMT	2020	\$720.00	1.00	24 x 15
0169	FENCE/WOOD	2022	\$10,000.00	1.00	x
0166	CONC,PAVMT	2023	\$2,400.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2810	MH PARK (MKT)	21.500 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$129,000
5500	TIMBER 2 (AG)	14.500 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$6,510
9910	MKT,VAL,AG (MKT)	14.500 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$87,000

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