

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/17/2025

Parcel: << 02-3S-16-01946-031 (6390) >>

Owner & Property Info

Result: 1 of 2

Owner	MORRIS BRADLEY 39562 HIGHWAY 58 LA CROSSE, VA 23950		
Site	253 NW FLAMINGO GLN, LAKE CITY		
Description*	COMM SE COR OF SEC, RUN W 617.23 FT TO W R/W US-41, NW ALONG R/W 430.98 FT, W 613 FT FOR POB, CONT W 141 FT, N 309.54 FT, E 141 FT, S 309.54 FT TO POB. (A LOT 18 BLOCK B NORTHWOOD ACRES S/D UNREC). 469-447, 474-30, 729-73, 842-1433, WD 1047-482, WD 1180-1 ...more>>>		
Area	1 AC	S/T/R	02-3S-16
Use Code**	MOBILE HOME (0200)	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	\$9,750	Mkt Land	\$9,750
Ag Land	\$0	Ag Land	\$0
Building	\$26,244	Building	\$32,720
XFOB	\$7,400	XFOB	\$7,400
Just	\$43,394	Just	\$49,870
Class	\$0	Class	\$0
Appraised	\$43,394	Appraised	\$49,870
SOH/10% Cap	\$12,035	SOH/10% Cap	\$0
Assessed	\$31,359	Assessed	\$49,870
Exempt	HX HB \$25,000	Exempt	\$0
Total Taxable	county:\$6,359 city:\$0 other:\$0 school:\$6,359	Total Taxable	county:\$49,870 city:\$0 other:\$0 school:\$49,870

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
6/27/2025	\$40,000	1543 / 2644	WD	I	U	12
9/23/2024	\$0	1524 / 2289	CT	I	U	18
8/7/2024	\$100	1521 / 1828	CT	I	U	18
8/31/2009	\$60,000	1180 / 1182	WD	I	Q	01
5/23/2005	\$45,900	1047 / 482	WD	I	Q	
7/17/1997	\$10,000	842 / 1433	WD	V	U	35
1/1/1980	\$4,000	440 / 321	03	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1997	1216	1392	\$32,720

*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
0294	SHED WOOD/VINYL	1998	\$400.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/.7500000 /	\$9,750 /AC	\$9,750

Search Result: 1 of 2

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