

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/9/2025

Parcel: << 31-3S-16-02413-001 (9497) >>

Owner & Property Info

Result: 1 of 1

Owner	DARLING PETER C DARLING MELINDA 291 SW ARBOR LN LAKE CITY, FL 32024		
Site	291 SW ARBOR LN, LAKE CITY		
Description*	S 825 FT OF NE1/4 OF NE1/4 EX BEG NE COR, S 635.80 FT FOR POB, S 160 FT, W 274 FT, N 160 FT, E 274 FT TO POB, & EX 14.57 AC DESC IN ORB 1412-2080, 293-239, WD 1418-1005,		
Area	7.55 AC	S/T/R	31-3S-16
Use Code**	SINGLE FAMILY (0100)	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	\$52,850	Mkt Land	\$52,850
Ag Land	\$0	Ag Land	\$0
Building	\$181,686	Building	\$181,686
XFOB	\$25,958	XFOB	\$25,958
Just	\$260,494	Just	\$260,494
Class	\$0	Class	\$0
Appraised	\$260,494	Appraised	\$260,494
SOH/10% Cap	\$46,609	SOH/10% Cap	\$40,192
Assessed	\$213,885	Assessed	\$220,302
Exempt	HX HB	Exempt	HX HB
	\$50,000		\$50,000
Total	county:\$163,885 city:\$0	Total	county:\$170,302 city:\$0
Taxable	other:\$0 school:\$188,885	Taxable	other:\$0 school:\$195,302

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
8/24/2020	\$280,000	1418 / 1005	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1978	1800	3087	\$181,686

*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	0	\$1,200.00	1.00	0 x 0
0030	BARN,MT	0	\$13,608.00	1.00	0 x 0
0040	BARN,POLE	0	\$350.00	1.00	40 x 48
0166	CONC,PAVMT	0	\$2,000.00	1.00	42 x 46
0040	BARN,POLE	2000	\$600.00	1200.00	24 x 50
0294	SHED WOOD/VINYL	2014	\$600.00	1.00	0 x 0
0070	CARPORT UF	2022	\$6,800.00	1.00	x
0120	CLFENCE 4	2023	\$800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$7,000
0000	VAC RES (MKT)	6.550 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$45,850

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

