

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/30/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

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Print

Parcel: << 12-5S-16-03406-125 (16766) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	CADY MICAH J CADY ALISHA A 413 SW HIGHPOINT GLN LAKE CITY, FL 32024		
Site	413 SW HIGHPOINT GLN, LAKE CITY		
Description*	A PART OF LOTS 12 & 25 ROSE CREEK PLANTATION PH 2 MORE FULLY DESC: BEG NW COR OF LOT 12 OF SAID S/D, RUN S 514.72 FT, E 246.49 FT, N 61 DEG E 177.70 FT TO A PT ON A CUL-DE-SAC, N'LY ALONG ARC OF CURVE 94.29 FT, THENCE N 52 DEG W 245.88 FT, N 214.94 FT, W ...more>>>		
Area	3.34 AC	S/T/R	12-5S-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	\$33,400	Mkt Land	\$33,400
Ag Land	\$0	Ag Land	\$0
Building	\$398,831	Building	\$398,831
XFOB	\$14,937	XFOB	\$14,937
Just	\$447,168	Just	\$447,168
Class	\$0	Class	\$0
Appraised	\$447,168	Appraised	\$447,168
SOH/10% Cap	\$143,958	SOH/10% Cap	\$135,165
Assessed	\$303,210	Assessed	\$312,003
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$253,210 city:\$0 other:\$0 school:\$278,210	Total Taxable	county:\$261,281 city:\$0 other:\$0 school:\$287,003

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

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Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/11/2000	\$90,000	910 / 2247	WD	V	Q	02
1/31/2000	\$99,800	896 / 486	WD	V	Q	02

▼ **Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	3013	4138	\$398,831

*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	2001	\$12,249.00	8166.00	0 x 0
0169	FENCE/WOOD	2009	\$2,688.00	256.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.340 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$33,400

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