

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/20/2025

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Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

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Parcel: << **15-5S-17-09245-005 (33904)** >>

Owner & Property Info

Result: 1 of 7 >>

| | | | |
|--------------|---|--------------|----------|
| Owner | CUMMINGS BRYAN P CUMMINGS BELINDA D 9878 US HIGHWAY 441 S LAKE CITY, FL 32025 | | |
| Site | 9878 S US HIGHWAY 441, LAKE CITY | | |
| Description* | COMM SW COR OF NE1/4, RUN N 841.65 FT FOR POB, CONT N 1812.99 FT, E 601.36 FT TO W R/W OF US 41, SE ALONG R/W 1058.80 FT, W 340.37 FT, SE 149.94 FT, E 340.22 FT TO W R/W OF US 41, SE ALONG R/W 607.66 FT, W 261.69 FT, W 478.88 FT TO POB. 583-662, 644-106, ...more>> | | |
| Area | 26.31 AC | S/T/R | 15-5S-17 |
| 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 | \$105,240 | Mkt Land | \$105,240 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$447,240 | Building | \$440,666 |
| XFOB | \$161,043 | XFOB | \$159,368 |
| Just | \$713,523 | Just | \$705,274 |
| Class | \$0 | Class | \$0 |
| Appraised | \$713,523 | Appraised | \$705,274 |
| SOH/10% Cap | \$208,386 | SOH/10% Cap | \$185,488 |
| Assessed | \$505,137 | Assessed | \$519,786 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,722 |
| Total | county:\$455,137 | Total | county:\$469,064 |
| Taxable | city:\$0 | Taxable | city:\$0 |
| | other:\$0 | | other:\$0 |
| | school:\$480,137 | | school:\$494,786 |

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 |
|-----------|------------|-----------------------------|------|-----|-----------------------|-------|
| 4/11/2018 | \$0 | 1364 / 2713 | TR | I | U | 30 |
| 9/2/2015 | \$100 | 1300 / 1551 | WD | I | U | 11 |
| 6/5/2015 | \$100 | 1296 / 657 | WD | I | U | 11 |

| | | | | | | |
|-----------|-----------|-----------------------------|----|---|---|----|
| 6/3/2015 | \$100 | 1296 / 655 | WD | I | U | 11 |
| 6/1/2015 | \$100 | 1296 / 659 | WD | I | U | 11 |
| 5/29/2015 | \$515,000 | 1295 / 1168 | WD | I | Q | 01 |

▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1987 | 3276 | 5254 | \$401,004 |
| Sketch | PREF M B A (8700) | 1995 | 2400 | 2800 | \$39,662 |

*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 | 1993 | \$1,200.00 | 1.00 | 0 x 0 |
| 0080 | DECKING | 1993 | \$1,000.00 | 1.00 | 0 x 0 |
| 0280 | POOL R/CON | 2005 | \$28,489.00 | 798.00 | 21 x 38 |
| 0166 | CONC,PAVMT | 1995 | \$1,503.00 | 1002.00 | 0 x 0 |
| 0282 | POOL ENCL | 2005 | \$13,416.00 | 2236.00 | 43 x 52 |
| 0210 | GARAGE U | 2016 | \$15,360.00 | 960.00 | 24 x 40 |
| 0210 | GARAGE U | 2016 | \$15,360.00 | 960.00 | 24 x 40 |
| 0031 | BARN,MT AE | 2016 | \$10,800.00 | 1200.00 | 20 x 60 |
| 0251 | LEAN TO W/FLOOR | 2016 | \$2,520.00 | 720.00 | 12 x 60 |
| 0169 | FENCE/WOOD | 2017 | \$500.00 | 1.00 | 0 x 0 |
| 0120 | CLFENCE 4 | 2017 | \$2,000.00 | 1.00 | 0 x 0 |
| 0296 | SHED METAL | 2017 | \$1,200.00 | 1.00 | 0 x 0 |
| 0294 | SHED WOOD/VINYL | 2017 | \$2,100.00 | 210.00 | 14 x 15 |
| 0260 | PAVEMENT-ASPHALT | 2017 | \$26,000.00 | 1.00 | 0 x 0 |
| 0060 | CARPORT F | 2017 | \$3,200.00 | 640.00 | 16 x 40 |
| 0294 | SHED WOOD/VINYL | 2017 | \$14,400.00 | 960.00 | 24 x 40 |
| 0263 | PRCH,USP | 2017 | \$4,800.00 | 320.00 | 8 x 40 |
| 0294 | SHED WOOD/VINYL | 2017 | \$14,400.00 | 960.00 | 24 x 40 |
| 0261 | PRCH, UOP | 2017 | \$1,120.00 | 160.00 | 8 x 20 |

▼ Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$4,000 /AC | \$4,000 |
| 9900 | AC NON-AG (MKT) | 25.310 AC | 1.0000/1.0000 1.0000/ / | \$4,000 /AC | \$101,240 |

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by: [GrizzlyLogic.com](#)

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