

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 8/21/2025

Parcel: << 28-2S-16-01772-017 (5677) >>

Owner & Property Info

Result: 2 of 2

Owner	WILLIAMS COREY L 243 NW CONCORD CT LAKE CITY, FL 32055		
Site	243 NW CONCORD CT, LAKE CITY		
Description*	LOT 9, EX THE E 531.76 FT & ALL OF LOT 17 PINEHILLS S/D. 739-621, 897-467, WD 1066-1884, WD 1209-2062.		
Area	~ AC	S/T/R	28-2S-16
Use Code	MOBIL 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.

Aerial Viewer Pictometry Google Maps

 2023 2022 2019 2016 2013 Sales

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$42,000	Mkt Land	\$48,000
Ag Land	\$0	Ag Land	\$0
Building	\$40,748	Building	\$50,804
XFOB	\$9,250	XFOB	\$9,250
Just	\$91,998	Just	\$108,054
Class	\$0	Class	\$0
Appraised	\$91,998	Appraised	\$108,054
SOH/10% Cap	\$32,961	SOH/10% Cap	\$47,305
Assessed	\$59,037	Assessed	\$60,749
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$34,037	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$35,749

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
1/31/2011	\$100	1209 / 2062	WD	I	U	11
2/17/2000	\$69,400	897 / 467	WD	I	Q	
12/13/1990	\$9,800	739 / 621	WD	V	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1991	1908	2790	\$50,804

*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
0296	SHED METAL	0	\$350.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0190	FPLC PF	2008	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	2013	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (6.730 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$48,000 /LT	\$48,000

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