

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 3/6/2025

Parcel: << 27-3S-16-02318-003 (46415) >>

Owner & Property Info

Owner	RUSHMORE PROPERTIES, LLC 175 NW AMENITY CT LAKE CITY, FL 32055		
Site			
Description*	COMM SW COR OF SEC, N 2641.93 FT, E 25 FT TO E R/W OF TURNER RD & POB, CONT E 1339.96 FT, S 264.55 FT, W 1342.18 FT TO SAID E R/W OF TURNER RD, N 264.60 FT TO POB. 436-356, DC 653-176, 881-1722, WD 1398-2166, QC 1501-1135, WD 1501-1138		
Area	8.08 AC	S/T/R	27-3S-16
Use Code**	VACANT (0000)	Tax District	2
*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	\$80,800	Mkt Land	\$242,400
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$80,800	Just	\$242,400
Class	\$0	Class	\$0
Appraised	\$80,800	Appraised	\$242,400
SOH/10% Cap	\$0	SOH/10% Cap	\$153,520
Assessed	\$80,800	Assessed	\$242,400
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$80,800 city:\$0 other:\$0 school:\$80,800	Total Taxable	county:\$88,880 city:\$0 other:\$0 school:\$242,400

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
10/17/2023	\$207,000	1501 / 1138	WD	V	Q	01
10/17/2023	\$100	1501 / 1135	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	8.080 AC	1.0000/1.0000 1.0000/ /	\$30,000 /AC	\$242,400

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