

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/6/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **28-3S-16-02375-001 (9267)** >>

Owner & Property Info

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Owner	TOMPKINS RET R 425 NW CANE MILL GLN LAKE CITY, FL 32055		
Site	425 NW CANE MILL GLN, LAKE CITY		
Description*	COMM SW COR OF SE1/4 OF SE1/4, E 265 FT FOR POB, N TO N LINE OF SE1/4 OF SE1/4, E 265 FT, S TO S LINE OF SEC, RUN W 265 FT TO POB. BEING PARCEL B . 740-372, 768-3, WD 1136-1091.		
Area	8 AC	S/T/R	28-3S-16
Use Code**	IMPROVED AG (5000)	Tax District	2

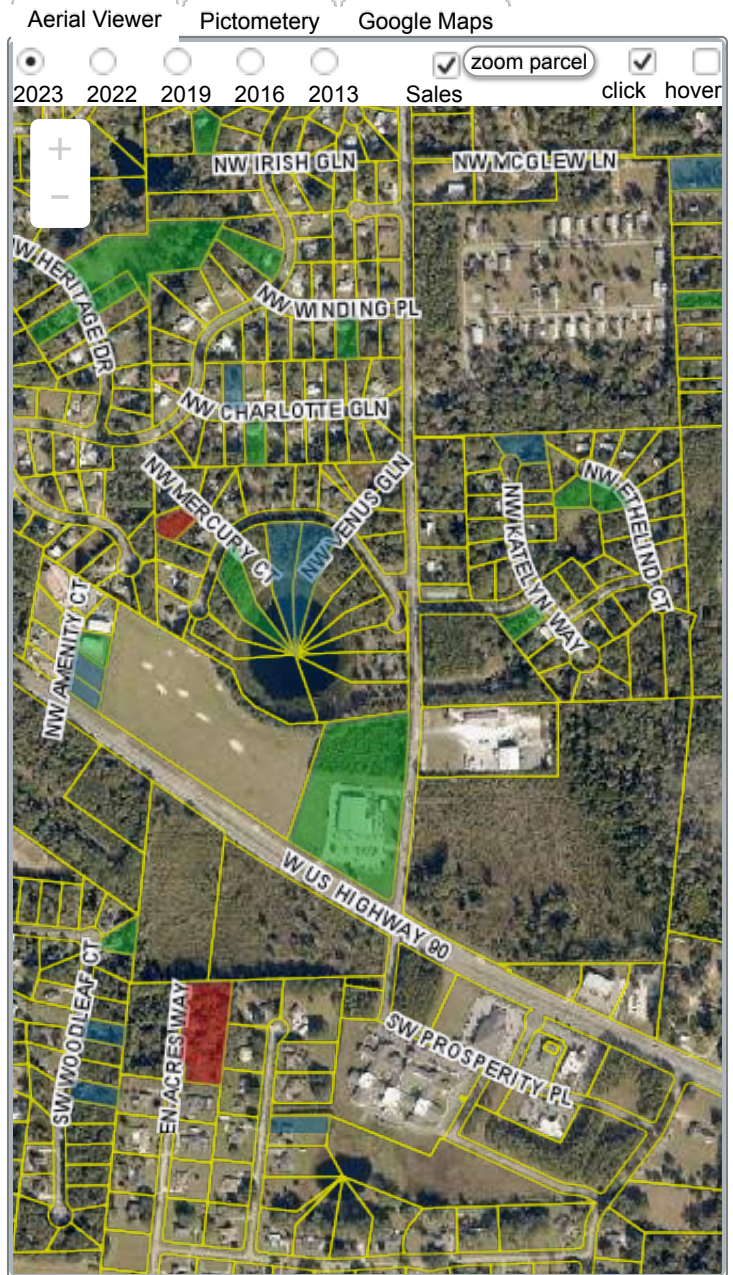
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$6,000	Mkt Land	\$6,000
Ag Land	\$3,143	Ag Land	\$3,143
Building	\$128,468	Building	\$125,424
XFOB	\$10,200	XFOB	\$10,200
Just	\$186,668	Just	\$183,624
Class	\$147,811	Class	\$144,767
Appraised	\$147,811	Appraised	\$144,767
SOH/10% Cap	\$72,182	SOH/10% Cap	\$67,036
Assessed	\$75,629	Assessed	\$77,731
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$25,629 city:\$0 other:\$0 school:\$50,629	Total Taxable	county:\$27,009 city:\$0 other:\$0 school:\$52,731

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/15/2007	\$28,000	1136 / 1091	WD	I	Q	06
1/7/1991	\$0	740 / 372	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2011	1680	1968	\$125,424

*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	1993	\$400.00	80.00	8 x 10
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2022	\$2,500.00	1.00	x
0081	DECKING WITH RAILS	2022	\$300.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$6,000
5500	TIMBER 2 (AG)	4.000 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$1,796
5500	TIMBER 2 (AG)	3.000 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$1,347
9910	MKT.VAL.AG (MKT)	7.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$42,000

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