

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/18/2025

Parcel: << 11-4S-17-08316-006 (30370) >>

Owner & Property Info

Result: 3 of 6

Owner	BOYETTE BRYAN S BOYETTE TERESA Y 1925 SE COUNTY RD 245 LAKE CITY, FL 32025		
Site	1925 SE COUNTY ROAD 245, LAKE CITY		
Description*	COMM NW COR OF SW1/4 OF NW1/4, RUN E 98 FT TO E R/W C-245 FOR POB, CONT E 1265.37 FT, S 286.59 FT, W 1265.36 FT TO E R/W C-245, N 286.28 FT TO POB. ORB 451-331, 812-921		
Area	8.32 AC	S/T/R	11-4S-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	\$67,392	Mkt Land	\$71,136
Ag Land	\$0	Ag Land	\$0
Building	\$234,738	Building	\$250,375
XFOB	\$37,437	XFOB	\$37,437
Just	\$339,567	Just	\$358,948
Class	\$0	Class	\$0
Appraised	\$339,567	Appraised	\$358,948
SOH/10% Cap	\$117,819	SOH/10% Cap	\$123,924
Assessed	\$221,748	Assessed	\$235,024
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$171,748	Total Taxable	county:\$184,302
	city:\$0		city:\$0
	other:\$0 school: \$196,748		other:\$0 school: \$210,024

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.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/19/1995	\$20,000	812 / 921	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	3022	3734	\$250,375

*[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	1996	\$2,111.00	1407.00	0 x 0
0280	POOL R/CON	1996	\$14,336.00	512.00	32 x 16

0166	CONC,PAVMT	1996	\$1,620.00	1080.00	8 x 135
0166	CONC,PAVMT	2005	\$16,050.00	6420.00	12 x 535
0120	CLFENCE 4	2012	\$200.00	1.00	0 x 0
0296	SHED METAL	2012	\$600.00	1.00	0 x 0
0060	CARPORT F	2017	\$2,520.00	720.00	20 x 36

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8.320 AC	1.0000/1.0000 1.0000/.9000000 /	\$8,550 /AC	\$71,136

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