

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 10/17/2024

Parcel: << **35-4S-15-00407-123 (1619)** >>

## Owner & Property Info

Result: 1 of 1

Owner	HILL DANIEL B HILL WANDA J 296 SW HORSE WAY LAKE CITY, FL 32024		
Site	296 SW HORSE WAY, LAKE CITY		
Description*	LOT 23 CYPRESS LAKE HILLS S/D. ORB 602-519, 736-896, WD 1118-1606, WD 1230-671,		
Area	5.01 AC	S/T/R	35-4S-15
Use Code**	IMPROVED AG (5000)	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.

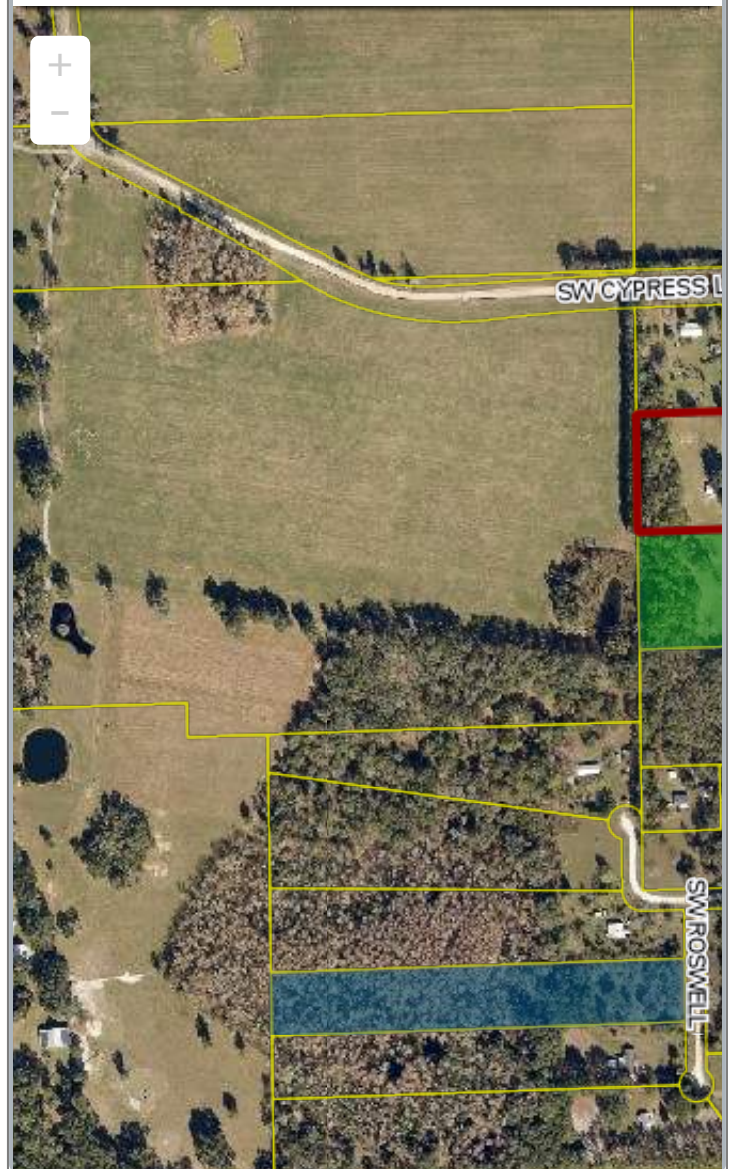
## Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,100	Mkt Land	\$30,100
Ag Land	\$550	Ag Land	\$550
Building	\$155,963	Building	\$155,963
XFOB	\$33,838	XFOB	\$33,838
Just	\$239,901	Just	\$239,901
Class	\$220,451	Class	\$220,451
Appraised	\$220,451	Appraised	\$220,451
SOH/10% Cap	\$94,205	SOH/10% Cap	\$90,637
Assessed	\$126,246	Assessed	\$129,814
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$76,246 city:\$0 other:\$0 school:\$101,246	Total Taxable	county:\$79,814 city:\$0 other:\$0 school:\$104,814

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
2/20/2012	\$40,000	1230 / 671	WD	I	Q	03
4/27/2007	\$63,500	1118 / 1606	WD	V	Q	
11/26/1990	\$12,000	736 / 896	WD	V	Q	
9/1/1986	\$142,130	602 / 519	WD	V	Q	01

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2012	1962	2330	\$155,963

\*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
0031	BARN,MT AE	2007	\$4,800.00	400.00	20 x 20
0070	CARPORT UF	2007	\$1,000.00	400.00	20 x 20
0030	BARN,MT	2012	\$6,750.00	750.00	20 x 30
0251	LEAN TO W/FLOOR	2012	\$1,260.00	360.00	12 x 30
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	2012	\$1,260.00	360.00	12 x 30
0040	BARN,POLE	2016	\$1,688.00	900.00	30 x 30
0040	BARN,POLE	2016	\$1,080.00	576.00	24 x 24
0263	PRCH,USP	2016	\$9,000.00	800.00	29 x 40

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	3.010 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$30,100
9910	MKT.VAL.AG (MKT)	2.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$20,000
6200	PASTURE 3 (AG)	2.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$550

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