

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 1/29/2026

Parcel: << 25-4S-16-03121-016 (15311) >>

Owner & Property Info

Result: 1 of 1

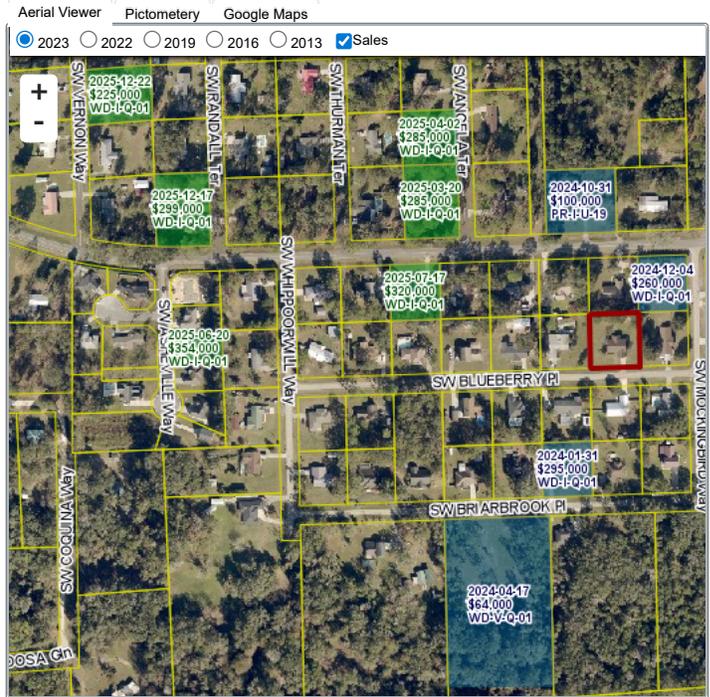
Owner	NILES JAMES H JR 6113 NW 113TH PL ALACHUA, FL 32615		
Site	149 SW BLUEBERRY PL, LAKE CITY		
Description*	LOT 10 BLOCK B PICCADILLY PARK SOUTH S/D. ORB 619-032, 659-463, DC 821-422, PROB #01-46-CP 923-147 THRU 156, PR DEED 935-653, 949-1444.		
Area	0.604 AC	S/T/R	25-4S-16
Use Code**	SINGLE FAMILY (0100)	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

2025 Certified Values		2026 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$183,906	Building	\$196,167
XFOB	\$3,632	XFOB	\$3,632
Just	\$206,038	Just	\$218,299
Class	\$0	Class	\$0
Appraised	\$206,038	Appraised	\$218,299
SOH/10% Cap	\$15,693	SOH/10% Cap	\$0
Assessed	\$206,038	Assessed	\$218,299
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$190,345 city:\$0 other:\$0 school:\$206,038	Total Taxable	county:\$218,299 city:\$0 other:\$0 school:\$218,299

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
3/22/2002	\$40,000	949 / 1444	WD	I	Q	06
8/23/2001	\$100	935 / 653	PR	I	Q	01
4/1/1987	\$72,000	619 / 032	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	2121	2905	\$196,167

*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$1,632.00	816.00	16 x 51

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.604 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

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