

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 4/10/2025

Parcel: 16-4S-17-08389-000 (31322)

Owner & Property Info

Result: 4 of 7

Owner	FOUR SEVEN HOLDINGS LLC 796 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site	1236 SE COUNTY ROAD 252, LAKE CITY		
Description*	ALL BLOCK 28 & ALL BLOCK B CONCORD VILLA S/D. PB 871-1054, DC 871-1064, PR 878-1300, 953-1011, WD 1092-1250, WD 1167-141, DC 1388-986, LE 1447-1622, WD 1535-597,		
Area	3.15 AC	S/T/R	16-4S-17
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 and 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	\$454	Ag Land	\$454
Building	\$76,841	Building	\$79,036
XFOB	\$0	XFOB	\$0
Just	\$89,441	Just	\$91,636
Class	\$83,295	Class	\$85,490
Appraised	\$83,295	Appraised	\$85,490
SOH/10% Cap	\$8,559	SOH/10% Cap	\$3,326
Assessed	\$83,295	Assessed	\$85,490
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$74,736 city:\$0 other:\$0 school:\$83,295	Total Taxable	county:\$82,164 city:\$0 other:\$0 school:\$85,490

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
3/10/2025	\$1,600,000	1535 / 597	WD	I	Q	05 (Multi-Parcel Sale) - show
9/14/2021	\$100	1447 / 1622	LE	I	U	14
2/2/2009	\$1,074,000	1167 / 141	WD	I	Q	05 (Multi-Parcel Sale) - show
8/10/2006	\$1,293,600	1092 / 1250	WD	I	U	
5/13/2002	\$100	953 / 1011	WD	I	U	
3/29/1999	\$0	878 / 1300	PR	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	896	1154	\$79,036

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.500 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$6,000
6200	PASTURE 3 (AG)	1.650 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$454
9910	MKT.VAL.AG (MKT)	1.650 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$6,600

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