

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 30-4S-16-03249-000

#### Owners

CHARLES BROTHERS FARM, LLC  
1119 SW CYPRESS LAKE DR  
LAKE CITY, FL 32024

#### Parcel Summary

Location	917 SW CHARLES TER
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	123.7200
Section	30
Township	4S
Range	16
Subdivision	DIST 3

#### Legal Description

SW1/4 OF SW1/4, EX 3 AC IN SW COR & E1/2 OF SW1/4, EX 2.20 AC DESC ORB 802-2408, EX 1.45 AC DESC ORB 1215-958 & EX .78 AC FOR R/W TAKING DESC IN ORB 1494-1871.

853-225, LE 853-227, DC 1107-1858,  
WD 1125-2798, DC 1183-1140, WD 1196-1810,  
WD 1205-2517

#### Working Values

	2025
Total Building	\$74,708
Total Extra Features	\$600
Total Market Land	\$556,740
Total Ag Land	\$37,823



	2025
Total Market	\$632,048
Total Assessed	\$122,123
Total Exempt	\$0
Total Taxable	\$122,123
SOH Diff	\$8

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$70,036	\$64,035	\$55,366	\$46,291	\$42,323	\$39,016
Total Extra Features	\$600	\$600	\$600	\$600	\$600	\$600
Total Market Land	\$371,160	\$309,300	\$318,750	\$271,374	\$271,214	\$271,214
Total Ag Land	\$37,823	\$37,823	\$38,112	\$36,388	\$33,545	\$33,025
Total Market	\$441,796	\$373,935	\$374,716	\$318,265	\$314,137	\$310,830
Total Assessed	\$114,459	\$98,705	\$93,459	\$86,703	\$79,286	\$74,608
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$114,459	\$98,705	\$93,459	\$86,703	\$79,286	\$74,608
SOH Diff	\$0	\$8,753	\$5,619	\$976	\$1,422	\$2,273

## Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>QC</u> 1257/1247	2023-03-27	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: CHARLES LUTHER DANIEL Grantee: CHARLES BROTHERS FARM, LLC
<u>WD</u> 1205/2517	2010-12-03	<u>U</u>	<u>16</u>	WARRANTY DEED	Improved	\$69,100	Grantor: CHARLES D CHARLES & LUTHER D CHARLES & MERRI Grantee: CHARLES & ETAL
<u>WD</u> 1196/1810	2010-06-02	<u>U</u>	<u>16</u>	WARRANTY DEED	Improved	\$230,000	Grantor: LONDA C MOORE (UND 1/3 INT) Grantee: LUTHER D CHARLES & MERRI MCNAMER (H & W)
<u>WD</u> 1125/2798	2007-06-30	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$100	Grantor: LUTHER DANIEL CHARLES & MERRI MCNAMER (H & W) Grantee: LONDA C MOORE (UNDIV 1/3 INT)

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0853/0227	1998-02-05	Q	01	WARRANTY DEED	Improved	\$0	Grantor: LUTHER & DOROTHY M CHARLES (RESRV LIFE ESTAT) Grantee: LUTHER D CHARLES 2/3 INT & CHARLES D CHAS 1/3

## Buildings

### Building # 1, Section # 1, 42323, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	750	998	\$114,936	1969	1969	0.00%	35.00%	65.00%	\$74,708

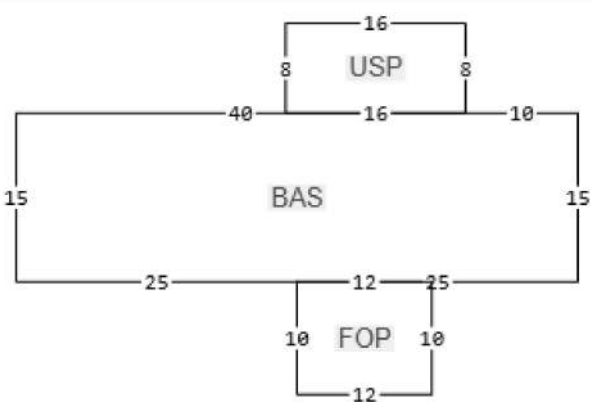
## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.50	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	750	100%	750
FOP	120	30%	36

Type	Gross Area	Percent of Base	Adjusted Area
USP	128	35%	45



### Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	1993	100%	\$100
0294	SHED WOOD/VINYL			1.00	\$0.00	1993	100%	\$200
0020	BARN,FR			1.00	\$0.00	1993	100%	\$200
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	1993	100%	\$50
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	1993	100%	\$50

### Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$4,500.00/AC	1.00	1.00	\$4,500
6200	PASTURE 3	A-1	.00	.00	96.72	\$275.00/AC	96.72	1.00	\$26,598
5500	TIMBER 2	A-1	.00	.00	25.00	\$449.00/AC	25.00	1.00	\$11,225
9105	TOWER SITE	A-1	.00	.00	1.00	\$4,500.00/AC	1.00	1.00	\$4,500
9910	MKT.VAL.AG	A-1	.00	.00	121.72	\$4,500.00/AC	121.72	1.00	\$547,740

### Personal Property

Account	Secured/Unsecured	Owner	Description
00280-032	Unsecured	CELLCO PARTNERSHIP ALLTEL COM, LLC DBA VERIZON	B - BUSINESS

### Permits

Date	Permit	Type	Status	Description
Feb 20, 2023	000046554	COMMERCIAL	COMPLETED	Communications Tower

## TRIM Notices

2024  
2023  
2022

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 16, 2025.