

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 2/19/2026

Parcel: << **08-4S-16-02816-007 (12233)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>MASTERS VERNON R SR</b> <b>MASTERS CYNTHIA B</b> 224 SW LOUIS GLN LAKE CITY, FL 32024		
Site	224 SW LOUIS GLN, LAKE CITY		
Description*	LOT 5 HOBBS HEIGHTS S/D. 366-47, DC 1326-124, LE 1326-122, DC 1349-285, QC 1350-380, WD 1472-441,		
Area	5.04 AC	S/T/R	08-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

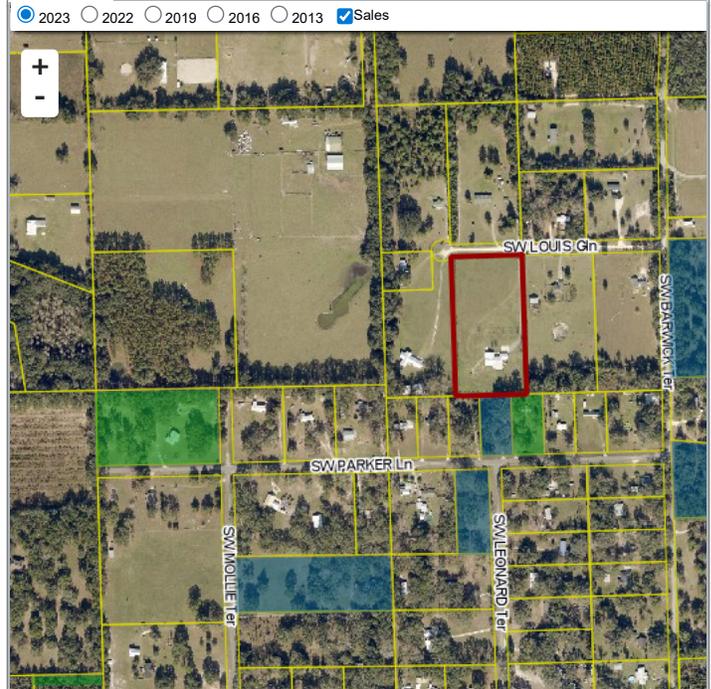
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$42,500	Mkt Land	\$42,500
Ag Land	\$0	Ag Land	\$0
Building	\$346,037	Building	\$346,037
XFOB	\$7,100	XFOB	\$70,100
Just	\$395,637	Just	\$458,637
Class	\$0	Class	\$0
Appraised	\$395,637	Appraised	\$458,637
SOH/10% Cap	\$187,643	SOH/10% Cap	\$182,027
Assessed	\$207,994	Assessed	\$276,610
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$157,272 city:\$0 other:\$0 school:\$182,994	Total Taxable	county:\$225,199 city:\$0 other:\$0 school:\$251,610

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



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/28/2022	\$100	1472 / 441	WD	I	U	11
12/18/2017	\$100	1350 / 380	QC	I	U	11
11/2/2016	\$100	1326 / 122	LE	I	U	14

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1977	3050	6960	\$346,037

\*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	\$4,000.00	2.00	0 x 0
0130	CLFENCE 5	2006	\$600.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$300.00	1.00	0 x 0
0040	BARN,POLE	2019	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2019	\$500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2019	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2019	\$200.00	1.00	0 x 0
0030	BARN,MT	2025	\$54,000.00	1.00	x
0252	LEAN-TO W/O FLOOR	2025	\$4,500.00	1.00	x
0252	LEAN-TO W/O FLOOR	2025	\$4,500.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.040 AC)	1.0000/1.0000 1.0000/.8500000 /	\$42,500 /LT	\$42,500

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