## **Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 20-4S-17-08627-000 (32021) >>

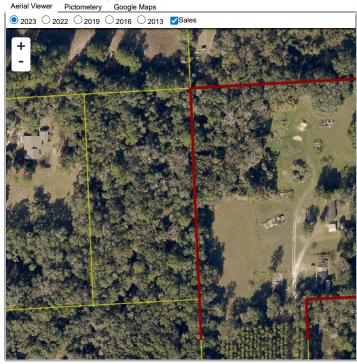
2025 Working Values updated: 9/4/2025

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Owner & Property Info							
Owner Owner NORTON HOME IMPROVEMENT CO INC 3367 S US HWY 441 SUITE 101 LAKE CITY, FL 32025							
Site	274 SW GUINEA CT, LAKE CITY						
Description*	w1/2 OF SE1/4 OF SE1/4 OF SE1/4 & NE1/4 OF SE1/4 OF SE1/4. ORB 585-260, 809-501, 886-2345,						
Area	15 AC S/T/R 20-4S-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 <u>Use Code</u> in a PL Dept. of Revenue (DOR) code and is not mainled 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	\$7,500	Mkt Land	\$8,000			
Ag Land	\$6,286	Ag Land	\$6,230			
Building	\$21,180	Building	\$27,724			
XFOB	\$9,364	XFOB	\$9,364			
Just	\$143,044	Just	\$157,088			
Class	\$44,330	Class	\$51,318			
Appraised	\$44,330	Appraised	\$51,318			
SOH/10% Cap	\$10,167	SOH/10% Cap	\$14,423			
Assessed	\$44,330	Assessed	\$51,318			
Exempt	\$0	Exempt	\$0			
Total Taxable	county:\$34,163 city:\$0 other:\$0 school:\$44,330		county:\$36,895 city:\$0 other:\$0 school:\$51,318			

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	
	5/17/1999	\$20,000	886 / 2345	WD	- 1	Q	01	
	7/25/1995	\$45,000	809 / 501	WD	- 1	Q	03	
	2/1/1986	\$37,000	585 / 260	WD	V	Q		
	1/1/1984	\$32 500	529 / 161	WD	V	Q		

▼ Building Characteristics							
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value		
Sketch         MOBILE HME (0800)         1988         1620         2448         \$27,724							
*Bidg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem fax purposes and should not be used for any other purpose							

▼ Extra Features & Out Buildings							
Code	Desc	Year Blt	Value	Units	Dims		
0294	SHED WOOD/VINYL	0	\$300.00	1.00	0 x 0		
0210	GARAGE U	2005	\$864.00	576.00	24 x 24		
0190	FPLC PF	2017	\$1,200.00	1.00	0 x 0		
9945	Well/Sept		\$7,000.00	1.00	0 x 0		

▼ Land Breakdown								
Code Desc Units Adjustments Eff Rate Land Value								
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$8,000			
5500	TIMBER 2 (AG)	14.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$6,230			
9910	MKT.VAL.AG (MKT)	14.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$112,000			

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by: GrizzlyLogic.com

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