

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/4/2025

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

Owner & Property Info

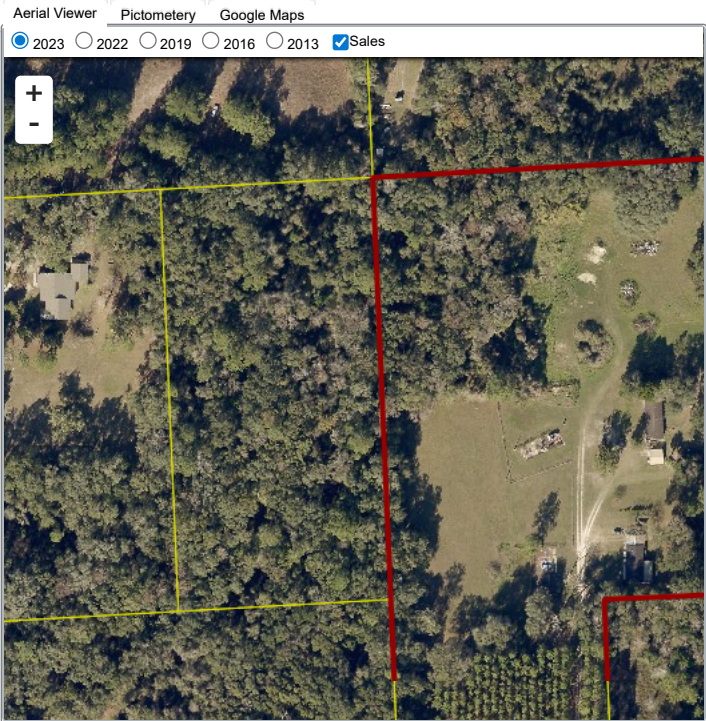
Owner	NORTON HOME IMPROVEMENT CO INC 3367 S US HWY 441 SUITE 101 LAKE CITY, FL 32025		
Site	274 SW GUINEA CT, LAKE CITY		
Description*	W1/2 OF SE1/4 OF SE1/4 OF SE1/4 & NE1/4 OF SE1/4 OF SE1/4. ORB 585-260, 809-501, 886-2345,		
Area	15 AC	S/T/R	20-4S-17
Use Code**	IMPROVED AG (5000)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The 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

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	Total Taxable	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	I	Q	01
7/25/1995	\$45,000	809 / 501	WD	I	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

*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
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