

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated 9/18/2025

Parcel 16-4S-17-08382-450 (31302)

Aerial Viewer Plotometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner &amp; Property Info

Result: 1 of 1

Owner	FEAGLE MARLIN M FEAGLE DIANE M P O BOX 1653 LAKE CITY FL 32056		
Site	1711 SE COUNTY ROAD 252, LAKE CITY		
Description*	W1/2 OF NE1/4 OF SE1/4 & THAT PORTION OF W1/2 OF SE1/4 OF SE1/4 AS LIES N OF CR-252 377-468, 437-379, 716-898		
Area	26.43 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 & Zoning office for specific zoning information.			

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$4,500	Mkt Land	\$5,000
Ag Land	\$7,197	Ag Land	\$7,146
Building	\$367,466	Building	\$391,979
XFOB	\$36,475	XFOB	\$34,280
Just	\$522,876	Just	\$558,409
Class	\$415,638	Class	\$438,405
Appraised	\$415,638	Appraised	\$438,405
SOH/10% Cap	\$137,521	SOH/10% Cap	\$144,119
Assessed	\$278,117	Assessed	\$294,286
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$228,117 city:\$0	Total	county:\$243,564 city:\$0
Taxable	other:\$0 school:\$253,117	Taxable	other:\$0 school:\$269,286

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
NONE						

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	3836	5104	\$391,979

\*Bldg Desc determinations are used by the Property Appraiser's 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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$1,720.00	1.00	0 x 0
0180	FPLC 1STRY	1993	\$2,000.00	1.00	0 x 0
0021	BARN,FR AE	1993	\$5,870.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$5,670.00	4500.00	10 x 450
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	2003	\$12,544.00	448.00	16 x 28
0166	CONC,PAVMT	2003	\$2,176.00	1088.00	0 x 0
0297	SHED CONCRETE BLOCK	2013	\$1,500.00	1.00	0 x 0
0060	CARPORT F	2013	\$1,000.00	1.00	0 x 0
0296	SHED METAL	2013	\$600.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/1	\$5,000 /AC	\$5,000
5600	TIMBER 3 (AG)	25.430 AC	1.0000/1.0000 1.0000/1	\$281 /AC	\$7,146
9910	MKT VALAG (MKT)	25.430 AC	1.0000/1.0000 1.0000/1	\$5,000 /AC	\$127,150

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