

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 2/6/2025

Parcel: << 12-4S-16-02947-023 (13413) >>

Owner & Property Info

Result: 1 of 1

Owner	FUIST RICHARD 311 SW AIRPARK GLN LAKE CITY, FL 32025		
Site	311 SW AIRPARK GLN, LAKE CITY		
Description*	LOTS 23 & 24 CANNON CREEK AIRPARK. 709-105, 630-362, 748-1816, FJ 942-1932, DC 1419-858, PB 1431-1901, PB 1454-1614, WD 1455-1092		
Area	2.29 AC	S/T/R	12-4S-16
Use Code**	SINGLE FAMILY (0100)	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	\$56,000	Mkt Land	\$56,000
Ag Land	\$0	Ag Land	\$0
Building	\$344,677	Building	\$344,677
XFOB	\$5,578	XFOB	\$5,578
Just	\$406,255	Just	\$406,255
Class	\$0	Class	\$0
Appraised	\$406,255	Appraised	\$406,255
SOH/10% Cap	\$42,981	SOH/10% Cap	\$32,446
Assessed	\$363,274	Assessed	\$373,809
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$313,274 city:\$0 other:\$0 school:\$338,274	Total Taxable	county:\$323,087 city:\$0 other:\$0 school:\$348,809

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
12/17/2021	\$380,000	1455 / 1092	WD	I	Q	01
12/13/2021	\$0	1454 / 1611	PB	I	U	18
3/3/2021	\$0	1431 / 1901	PB	I	U	18
7/23/1991	\$25,090	748 / 1816	WD	I	Q	01
1/25/1990	\$115,000	709 / 105	WD	I	Q	
5/24/1987	\$5,181	630 / 362	AG	I	Q	01
1/1/1984	\$8,000	530 / 034	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1984	2364	6553	\$344,677

\*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	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	1994	\$500.00	1.00	0 x 0
0258	PATIO	1993	\$660.00	264.00	12 x 22
0080	DECKING	1993	\$2,418.00	403.00	13 x 31

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.000 LT (2.290 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$56,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

