

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 9/19/2024

Parcel: 17-4S-17-08410-101 (43328)

Owner & Property Info

Result: 11 of 12

Owner	FORTY SEVEN PROPERTIES INC 796 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site			
Description*	LOT 1 CAPITAL BUSINESS PARK S/D.		
Area	3.64 AC	S/T/R	17-4S-17
Use Code**	VACANT (0000)	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	\$158,558	Mkt Land	\$158,558
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$4,800	XFOB	\$4,800
Just	\$163,358	Just	\$163,358
Class	\$0	Class	\$0
Appraised	\$163,358	Appraised	\$163,358
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$163,358	Assessed	\$163,358
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$163,358 city:\$0 other:\$0 school:\$163,358	Total Taxable	county:\$163,358 city:\$0 other:\$0 school:\$163,358

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
N O N E						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0140	CLFENCE 6	2022	\$4,800.00	600.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	158,558.000 SF (3.640 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$158,558

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