

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 12/12/2024

Parcel: 30-3S-16-02398-223 (9431)

Owner & Property Info

Result: 1 of 1

Owner	BOWDOIN JOHN MICHAEL 308 NW LAKE WILSON WAY LAKE CITY, FL 32055		
Site	308 NW LAKE WILSON WAY, LAKE CITY		
Description*	COMM SE COR OF NE1/4 OF NE1/4, RUN W 360 FT, CONT W 1390.01 FT TO W R/W LAKE WILSON WAY, RUN S 1414.32 FT FOR POB, RUN W 597.52 FT, S 735.13 FT TO N R/W OF SUNSET LANE, N 75 DG W ALONG R/W, 29.98 FT, S 14 DG W 60 FT TO S R/W SUNSET LN, RUN S 75 DG E ALONG ...more>>>		
Area	12.02 AC	S/T/R	30-3S-16
Use Code**	IMPROVED AG (5000)	Tax District	3
*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	\$10,000	Mkt Land	\$10,000
Ag Land	\$3,030	Ag Land	\$3,030
Building	\$314,026	Building	\$314,026
XFOB	\$1,578	XFOB	\$1,578
Just	\$435,804	Just	\$435,804
Class	\$328,634	Class	\$328,634
Appraised	\$328,634	Appraised	\$328,634
SOH/10% Cap	\$113,690	SOH/10% Cap	\$107,333
Assessed	\$214,944	Assessed	\$221,301
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$164,944 city:\$0 other:\$0 school:\$189,944	Total Taxable	county:\$171,301 city:\$0 other:\$0 school:\$196,301

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
12/28/2006	\$162,000	1106 / 637	WD	I	Q	06
12/27/2005	\$100	1069 / 2320	TD	I	Q	03
5/7/1996	\$728,700	822 / 1024	WD	I	U	35

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	2804	5016	\$314,026

*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
0166	CONC,PAVMT	1995	\$1,178.00	785.00	0 x 0
0120	CLFENCE 4	2017	\$400.00	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/ /	\$10,000 /AC	\$10,000
6200	PASTURE 3 (AG)	11.020 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$3,030
9910	MKT.VAL.AG (MKT)	11.020 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$110,200

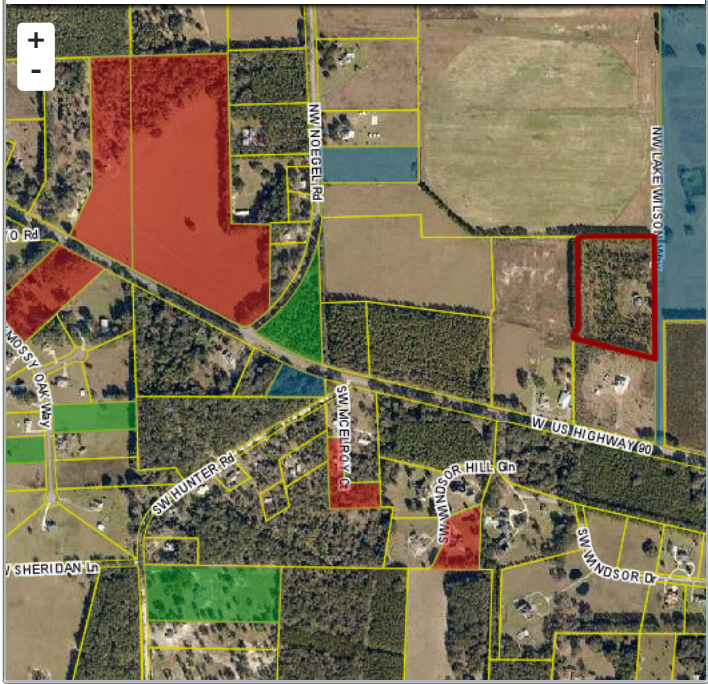
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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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