

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 4/10/2025

Parcel: << 16-4S-17-08390-002 (31327) >>

Owner & Property Info

Result: 5 of 7

Owner	FOUR SEVEN HOLDINGS LLC 796 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site			
Description*	ALL BLOCKS 6, 22, 23, 26, & 27 & ALL BLK 7 EX LOTS 1-20 CONCORD VILLA S/D & E1/2 OF BLK 3 & ALL OF BLKS 4 & 5 CONCORD VILLA S/D EX COMM SE COR OF NE1/4 OF SW1/4, N 249.91 FT FOR POB, W 158.64 FT, N 60 DEG W 91.02 FT, W 165.75 FT, N 3 DEG W 65.84 FT, N 272. ...more>>>		
Area	10.82 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 & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$14,500	Mkt Land	\$14,500
Ag Land	\$2,288	Ag Land	\$2,288
Building	\$81,409	Building	\$83,734
XFOB	\$1,980	XFOB	\$1,980
Just	\$146,145	Just	\$175,094
Class	\$100,177	Class	\$102,502
Appraised	\$100,177	Appraised	\$102,502
SOH/10% Cap	\$3,718	SOH/10% Cap	\$0
Assessed	\$100,177	Assessed	\$102,502
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$96,459 city:\$0 other:\$0 school:\$100,177	Total Taxable	county:\$102,502 city:\$0 other:\$0 school:\$102,502

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
3/10/2025	\$1,600,000	1535 / 597	WD	I	Q	05 (Multi-Parcel Sale) - show
9/14/2021	\$100	1447 / 1622	LE	I	U	14
2/2/2009	\$1,074,000	1167 / 141	WD	I	Q	05 (Multi-Parcel Sale) - show
8/10/2006	\$1,293,600	1092 / 1250	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	952	1324	\$83,734

*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

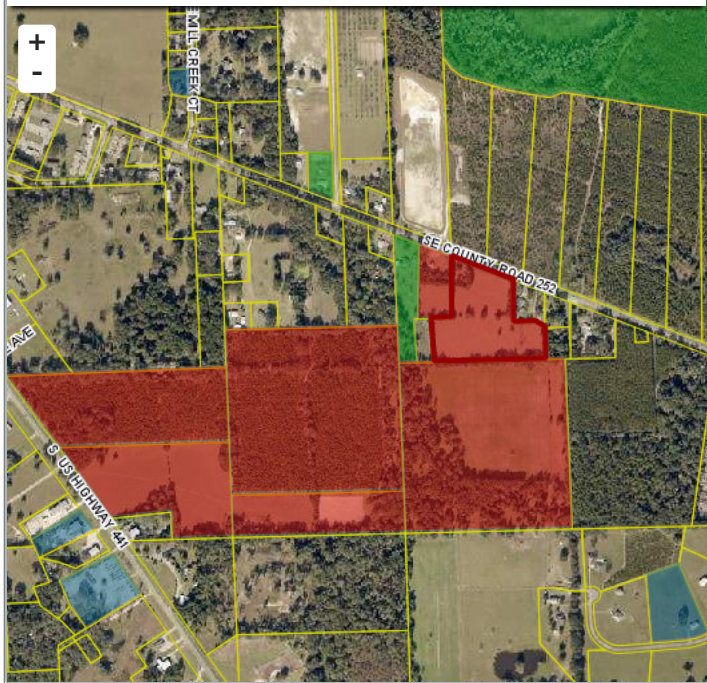
Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2013	\$1,980.00	220.00	10 x 22

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.500 AC	1.0000/1.0000 1.0000/ /	\$5,800 /AC	\$14,500
6200	PASTURE 3 (AG)	8.320 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,288
9910	MKT.VAL.AG (MKT)	8.320 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$74,880

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Search Result: 5 of 7

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