

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 4/17/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **12-5S-16-03602-001 (17627)** >>

## Owner & Property Info

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Owner	SIMQUE DAVID J SIMQUE JULIANN P O BOX 2962 LAKE CITY, FL 32056		
Site	518 SW LITTLE RD, LAKE CITY		
Description*	BEG NE COR, RUN S 125 FT, W 348.50 FT, N 125 FT, E 348.50 FT TO POB. 509-496, 677-431,		
Area	1 AC	S/T/R	12-5S-16
Use Code**	SINGLE FAMILY (0100)	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	\$15,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$299,833	Building	\$308,385
XFOB	\$23,880	XFOB	\$23,880
Just	\$338,713	Just	\$350,265
Class	\$0	Class	\$0
Appraised	\$338,713	Appraised	\$350,265
SOH/10% Cap	\$119,015	SOH/10% Cap	\$124,196
Assessed	\$219,698	Assessed	\$226,069
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$169,698	Total	county:\$175,347
Taxable	city:\$0 other:\$0 school:\$194,698	Taxable	city:\$0 other:\$0 school:\$201,069

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/27/1989	\$48,600	677 / 431	WD	I	Q	

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1983	2939	4238	\$308,385

\*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
0280	POOL R/CON	1987	\$14,336.00	512.00	32 x 16
0166	CONC,PAVMT	2004	\$560.00	280.00	4 x 70
0166	CONC,PAVMT	2004	\$4,680.00	2340.00	18 x 130
0166	CONC,PAVMT	2004	\$756.00	378.00	18 x 21
0169	FENCE/WOOD	2004	\$3,548.00	473.00	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/ /	\$18,000 /AC	\$18,000

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