

# Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/27/2025

Parcel: << 12-3S-15-00166-002 (471) >>

## Owner & Property Info

Result: 3 of 5

Owner	SCRUGGS ROBERT W SCRUGGS BRENDA J 424 INDIAN POND CT LAKE CITY, FL 32055		
Site	424 NW INDIAN POND CT, LAKE CITY		
Description*	COMM AT SW COR OF SE 1/4, E 212.87 FT FOR POB, CONT E 420.16 FT, N 1023.39 FT, W 448.31 FT, S 1023.20 FT TO POB. 779-629, 962-1099, WD 1401-892, LE 1481-372		
Area	10.2 AC	S/T/R	12-3S-15
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	\$48,150	Mkt Land	\$48,150
Ag Land	\$0	Ag Land	\$0
Building	\$436,164	Building	\$435,160
XFOB	\$46,905	XFOB	\$45,290
Just	\$531,219	Just	\$528,600
Class	\$0	Class	\$0
Appraised	\$531,219	Appraised	\$528,600
SOH/10% Cap	\$163,555	SOH/10% Cap	\$150,274
Assessed	\$367,664	Assessed	\$378,326
Exempt	HX HB \$50,000	Exempt	HX HB VX \$55,722
Total Taxable	county:\$317,664 city:\$0 other:\$0 school:\$342,664	Total Taxable	county:\$322,604 city:\$0 other:\$0 school:\$348,326

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
12/14/2022	\$100	1481 / 372	LE	I	U	14
12/12/2019	\$425,000	1401 / 892	WD	I	Q	05 (Multi-Parcel Sale) - show
9/13/2002	\$262,500	962 / 1099	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1989	4322	6066	\$435,160

\*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	1993	\$4,480.00	1.00	0 x 0
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	2002	\$17,528.00	626.00	0 x 0
0282	POOL ENCL	2002	\$9,348.00	1558.00	38 x 41
0258	PATIO	2002	\$202.00	336.00	12 x 28
0081	DECKING WITH RAILS	2016	\$3,108.00	444.00	12 x 37
0081	DECKING WITH RAILS	2016	\$1,568.00	224.00	8 x 28
0060	CARPORT F	2016	\$2,090.00	418.00	19 x 22
0083	DOCK-LAKE	2016	\$966.00	280.00	4 x 70
0169	FENCE/WOOD	2016	\$300.00	1.00	0 x 0
0104	GENERATOR PERM	2020	\$4,500.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.200 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$46,800
9630	SWAMP (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$270 /AC	\$1,350

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Aerial Viewer Pictometry Google Maps

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