

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/24/2024

Parcel: << **31-5S-16-03744-401 (18639)** >>

Owner & Property Info

Result: 1 of 1

Owner	PICARD RUSSELL PICARD MARY K 397 SW CANTALOUPE AVE LAKE CITY, FL 32024		
Site	397 SW CANTALOUPE AVE, LAKE CITY		
Description*	(AKA LOT 1 PINE FOREST UNREC). COMM SW COR OF SE1/4, RUN E 248.36 FT, N 2597.71 FT FOR POB, RUN N 840.39 FT, S 76 DEG E 679.41 FT, S 678.49 FT, W 660.60 FT TO POB. 966-395, WD 1468-2260, WD 1518-2026,		
Area	11.52 AC	S/T/R	31-5S-16
Use Code**	MOBILE HOME (0200)	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.

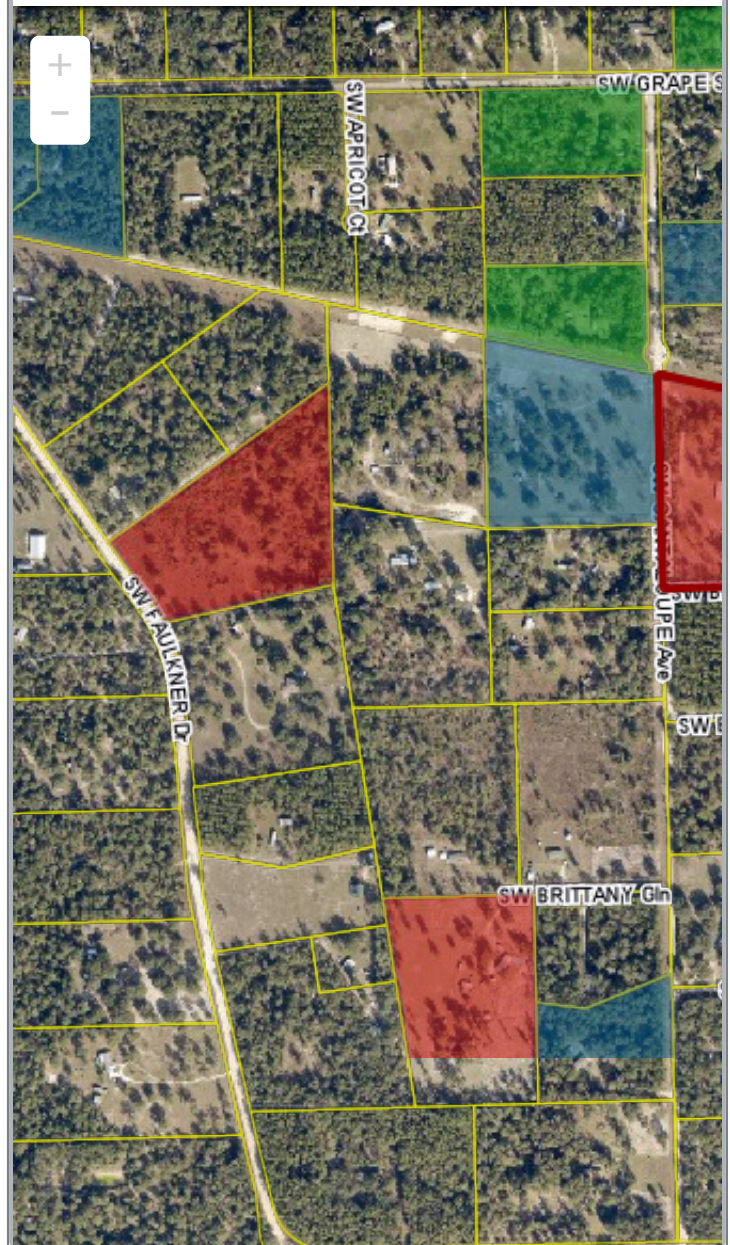
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$103,680	Mkt Land	\$103,680
Ag Land	\$0	Ag Land	\$0
Building	\$93,195	Building	\$121,433
XFOB	\$25,342	XFOB	\$25,342
Just	\$222,217	Just	\$250,455
Class	\$0	Class	\$0
Appraised	\$222,217	Appraised	\$250,455
SOH/10% Cap	\$28,098	SOH/10% Cap	\$50,512
Assessed	\$194,119	Assessed	\$199,943
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$144,119 city:\$0 other:\$0 school:\$169,119	Total Taxable	county:\$149,943 city:\$0 other:\$0 school:\$174,943

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/10/2024	\$340,000	1518 / 2026	WD	I	Q	01
6/10/2022	\$214,900	1468 / 2260	WD	I	Q	01
10/28/2002	\$32,000	966 / 395	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value

[Sketch](#)

MANUF 1 (0201)

2003

1620

1748

\$121,433

*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
0190	FPLC PF	2002	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2008	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2008	\$2,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0040	BARN,POLE	2022	\$6,000.00	1.00	x
0040	BARN,POLE	2022	\$6,000.00	1.00	x
0166	CONC,PAVMT	2022	\$792.00	264.00	22 x 12
0269	RVP HOOKUP	2022	\$1,150.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
9900	AC NON-AG (MKT)	10.520 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$94,680

Search Result: 1 of 1

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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