

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 12/4/2025

Parcel: << **04-7S-17-09886-104 (43758)** >>

**Owner & Property Info**

Result: 1 of 1

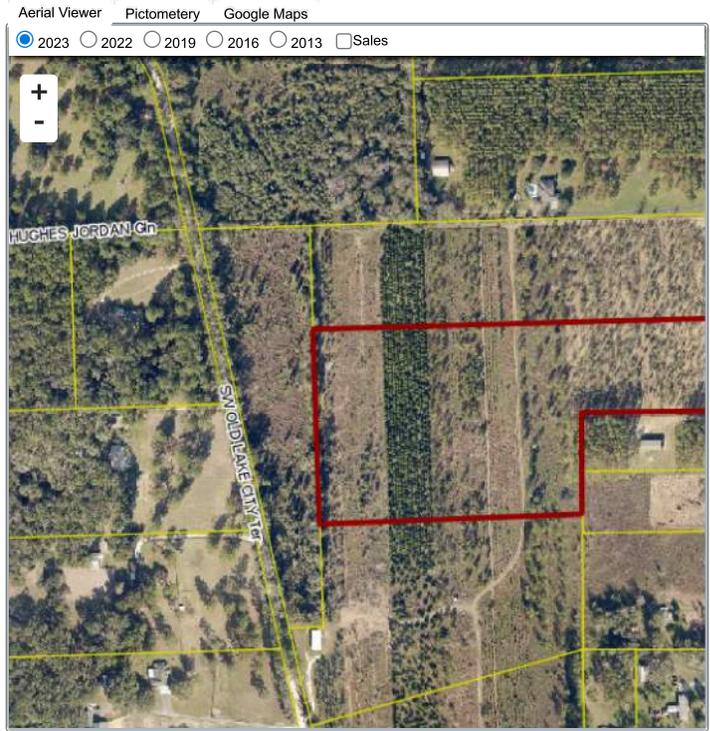
Owner	<b>PINNACLE SITE SOLUTIONS LLC</b> 14620 W NEWBERRY RD BOX 336 NEWBERRY, FL 32669		
Site	19816 S US HIGHWAY 441, HIGH SPRINGS		
Description*	BELLAMY ACRES (DIVISION OF LAND) PARCEL D: COMM NW COR OF NE1/4 OF NE1/4, S 326.11 FT FOR POB, CONT S 611.80 FT, E 788.52 FT, N 318.70 FT, E 503.23 FT TO W R/W OF US HWY 441, N ALONG R/W 300.08 FT, W 1316.35 FT TO POB. WD 1534-2792, WD 1539-833, WD 1539-8 ...more>>>		
Area	14.71 AC	S/T/R	04-7S-17
Use Code**	VACANT (0000)	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**

2025 Certified Values		2026 Working Values	
Mkt Land	\$132,390	Mkt Land	\$132,390
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$132,390	Just	\$132,390
Class	\$0	Class	\$0
Appraised	\$132,390	Appraised	\$132,390
SOH/10% Cap	\$25,595	SOH/10% Cap	\$3,167
Assessed	\$132,390	Assessed	\$132,390
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$106,795 city:\$0 other:\$0 school:\$132,390	Total Taxable	county:\$129,223 city:\$0 other:\$0 school:\$132,390

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
5/1/2025	\$0	1539 / 833	WD	V	U	11
3/6/2025	\$225,000	1534 / 2792	WD	I	P	98

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	14.710 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$132,390

Search Result: 1 of 1

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