

45

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/31/2024

Parcel: << 23-4S-16-03096-002 (14845) >>

Owner & Property Info

Result: 1 of 1

Owner	LATHAM SAMUEL 448 SW TUNSIL ST LAKE CITY, FL 32025		
Site	448 SW TUNSIL ST, LAKE CITY		
Description*	COMM NE COR OF NE1/4 OF NW1/4, RUN W 240 FT FOR POB, RUN S 630 FT, W 210 FT, N 630 FT, E 210 FT TO POB, EX RD R/W. ORB 457-301, WD 1073-1797.		
Area	2.79 AC	S/T/R	23-4S-16
Use Code**	SINGLE FAMILY (0100)	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	\$22,320	Mkt Land	\$22,320
Ag Land	\$0	Ag Land	\$0
Building	\$318,459	Building	\$318,459
XFOB	\$3,900	XFOB	\$3,900
Just	\$344,679	Just	\$344,679
Class	\$0	Class	\$0
Appraised	\$344,679	Appraised	\$344,679
SOH/10% Cap	\$107,993	SOH/10% Cap	\$100,892
Assessed	\$236,686	Assessed	\$243,787
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$186,686 city:\$0 other:\$0 school:\$211,686	Total Taxable	county:\$193,787 city:\$0 other:\$0 school:\$218,787

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
2/3/2006	\$10,000	1073 / 1797	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2010	2855	4680	\$318,459

*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	2019	\$3,000.00	1.00	0 x 0
0296	SHED METAL	2019	\$400.00	1.00	0 x 0
0166	CONC,PAVMT	2019	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.790 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$22,320

Search Result: 1 of 1

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

