

# Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 1/30/2025

Parcel: << 12-4S-16-02947-022 (13412) >>

Owner & Property Info				Result: 1 of 1
Owner	BOWSER ADAM 343 SW AIRPARK GLN LAKE CITY, FL 32025			
Site	343 SW AIRPARK GLN, LAKE CITY			
Description*	LOT 22 CANNON CREEK AIR PARK S/D. ORB 520-275, 562-435, 967-476, DC JAMES CLOEREN 967- 478, WD 1173-2638,			
Area	1 AC	S/T/R	12-4S-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	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$324,343	Building	\$324,343
XFOB	\$5,560	XFOB	\$5,560
Just	\$359,903	Just	\$359,903
Class	\$0	Class	\$0
Appraised	\$359,903	Appraised	\$359,903
SOH/10% Cap	\$115,940	SOH/10% Cap	\$108,865
Assessed	\$243,963	Assessed	\$251,038
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$193,963 city:\$0 other:\$0 school:\$218,963	Total Taxable	county:\$200,316 city:\$0 other:\$0 school:\$226,038

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	
5/27/2009	\$310,000	1173 / 2838	WD	I	Q	01	
11/6/2002	\$56,900	967 / 476	WD	V	Q		

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	2003	2067	4674	\$324,343	

\*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	2003	\$5,260.00	2630.00	0 x 0
0080	DECKING	2009	\$300.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

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