

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 5/1/2025

Parcel: 25-4S-15-00385-107 (1494)

Owner & Property Info

Result: 1 of 1

Owner	CRAIG WILLIAM S CRAIG HEATHER 284 SW GUARD GLN LAKE CITY, FL 32024		
Site	284 SW GUARD GLN, LAKE CITY		
Description*	AKA LOT 7 MINOSA ACRES UNREC: COMM SW COR OF SE1/4 OF SW1/4, RUN N 952.0 FT TO POB, CONT N 833.56 FT, E 548.78 FT, S 833.56 FT, W 548.78 FT TO POB. 817-917, QC 829-528, 829-917, UNDIV 1/2 INT EA 974-1424, QC 1332-2074.		
Area	10.5 AC	S/T/R	25-4S-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	\$94,500	Mkt Land	\$99,750
Ag Land	\$0	Ag Land	\$0
Building	\$133,967	Building	\$135,243
XFOB	\$17,640	XFOB	\$17,640
Just	\$246,107	Just	\$252,633
Class	\$0	Class	\$0
Appraised	\$246,107	Appraised	\$252,633
SOH/10% Cap	\$98,093	SOH/10% Cap	\$99,491
Assessed	\$149,267	Assessed	\$153,142
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$98,014 city:\$0 other:\$0 school:\$124,267	Total Taxable	county:\$102,420 city:\$0 other:\$0 school:\$128,142

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
3/4/2017	\$49,600	1332 / 2074	QC	I	U	11
2/4/2003	\$97,000	974 / 1424	WD	I	Q	
10/9/1996	\$24,000	829 / 917	WD	V	Q	
10/7/1996	\$28,600	829 / 528	QC	I	Q	01
2/20/1996	\$29,000	817 / 2133	CD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1997	1804	1868	\$135,243

*Bldg Desc determinations are used by the Property Appraiser's 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	1997	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2005	\$800.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0030	BARN,MT	2005	\$8,640.00	720.00	24 x 30

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.500 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$99,750

Search Result: 1 of 1

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