

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 3/21/2024

Parcel: << 17-4S-17-08425-001 (31418) >>

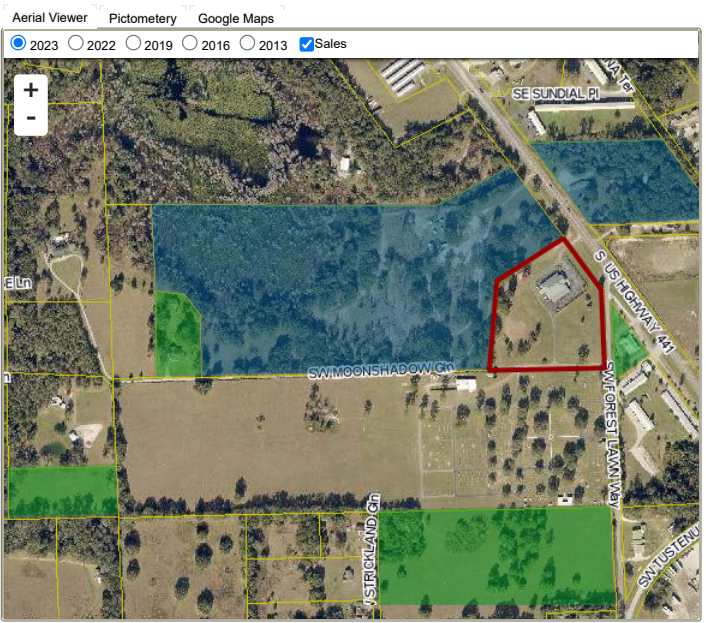
Owner & Property Info

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Owner	GATEWAY-FOREST LAWN FUNERAL HOME AND CREMATORY, INC P O BOX 526 LAKE CITY, FL 32056		
Site	3596 S US HIGHWAY 441, LAKE CITY		
Description*	COMM SW COR OF N1/2 OF N1/2 OF SW1/4, RUN E 1967.24 FT FOR POB, RUN N 467.56 FT, NE 409.57 FT TO APT ON SW R/W OF US-41, SE ALONG R/W 330 FT TO W R/W FOREST LAWN DR, S ALONG R/W 408.36 FT, W 600 FT TO POB. 819-2269, 930-1920, 930-1923, WD 999-2690, 1266-...more>>		
Area	7.25 AC	S/T/R	17-4S-17
Use Code**	MORTUARY/CEMETARY - NON- EX (7601)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$181,250	Mkt Land	\$181,250
Ag Land	\$0	Ag Land	\$0
Building	\$426,124	Building	\$415,336
XFOB	\$23,405	XFOB	\$23,405
Just	\$630,779	Just	\$619,991
Class	\$0	Class	\$0
Appraised	\$630,779	Appraised	\$619,991
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$630,779	Assessed	\$619,991
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$630,779 city:\$0 other:\$0 school:\$630,779	Total Taxable	county:\$619,991 city:\$0 other:\$0 school:\$619,991



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/14/2003	\$820,000	0999/2690	WD	I	U	06
4/3/1996	\$190,000	0819/2269	WD	V	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MORTUARY (6800)	2003	8988	13671	\$415,336

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2003	\$12,405.00	16110.00	0 x 0
0166	CONC.PAVMT	2003	\$3,000.00	1500.00	0 x 0
0253	LIGHTING	2003	\$8,000.00	8.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
7600	MORTUARY (MKT)	7.250 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$181,250

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