

Columbia County Property Appraiser  
Jeff Hampton

**2026 Working Values**  
updated: 1/15/2026

Parcel: << **35-4S-16-03292-002 (16290)** >>

**Owner & Property Info**

Result: 1 of 14

Owner	DREAMBUILT LUXURY HOMES, INC 5240 BABCOCK ST NE STE 300B PALM BAY, FL 32905		
Site	102 SW CANTERBURY CT, LAKE CITY		
Desc*	LOT 2 KING'S WOOD S/D. 659-290, 713-849, LE 1435-1232, DC 1481-49,50, LE 1490-102, WD 1555-2250		
Area	1.6 AC	S/T/R	35-4S-16
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	\$24,000	Mkt Land	\$28,800
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$24,000	Just	\$28,800
Class	\$0	Class	\$0
Appraised	\$24,000	Appraised	\$28,800
SOH/10% Cap	\$1,853	SOH/10% Cap	\$2,002
Assessed	\$24,000	Assessed	\$28,800
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$22,147 city:\$0 other:\$0 school:\$24,000	Total Taxable	county:\$26,798 city:\$0 other:\$0 school:\$28,800

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	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
12/1/2025	\$28,900	1555 / 2250	WD	V	Q	01
5/9/2023	\$100	1490 / 102	LE	I	U	14
4/19/2021	\$100	1435 / 1232	LE	I	U	14
3/20/1990	\$7,500	713 / 849	WD	V	Q	
8/8/1988	\$7,100	659 / 290	WD	V	Q	
3/1/1983	\$6,500	509 / 552	WD	V	Q	
7/1/1980	\$5,600	450 / 487	03	V	Q	

**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)	1.600 AC	1.0000/1.0000 1.0000/ /	\$18,000 /AC	\$28,800

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