

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/17/2025

Parcel: << 36-4S-16-03322-002 (16378) >>

Owner & Property Info

Result: 4 of 11

Owner	SAUNDERS CINDY 2481 SW LITTLE RD LAKE CITY, FL 32024		
Site	2481 SW LITTLE RD, LAKE CITY		
Description*	BEG 43.79 FT NE OF SW COR OF SW1/4 OF SW1/4 WHICH IS ON THE E R/W OF A CO RD, RUN N ALONG R/W 118.82 FT, E 157.53 FT, S 117.73 FT, W ALONG N R/W LITTLE RD 156.91 FT TO POB. (AKA LOT 9-B). 461-534, 645-387, 673-224, 735-263, 754-2315, LE 1503-1404,		
Area	0.43 AC	S/T/R	36-4S-16
Use Code**	MOBILE HOME (0200)	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	\$10,772	Mkt Land	\$10,772
Ag Land	\$0	Ag Land	\$0
Building	\$32,031	Building	\$39,938
XFOB	\$8,920	XFOB	\$8,920
Just	\$51,723	Just	\$59,630
Class	\$0	Class	\$0
Appraised	\$51,723	Appraised	\$59,630
SOH/10% Cap	\$12,769	SOH/10% Cap	\$19,546
Assessed	\$38,954	Assessed	\$40,084
Exempt	HX HB \$25,000	Exempt	HX HB WX \$30,000
Total Taxable	county:\$13,954 city:\$0 other:\$0 school:\$13,954	Total Taxable	county:\$10,084 city:\$0 other:\$0 school:\$10,084

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
11/28/2023	\$100	1503 / 1404	LE	I	U	14
4/21/1987	\$18,150	645 / 387	WD	I	Q	
5/1/1986	\$14,000	591 / 252	WD	I	Q	
1/1/1981	\$7,000	461 / 534	03	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1996	1380	1704	\$39,938

*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	1993	\$320.00	1.00	10 x 16
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0169	FENCE/WOOD	2009	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	0.430 AC	1.0000/1.0000 1.0000/1.6700000 /	\$25,050 /AC	\$10,772

Search Result: 4 of 11

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

