

## Columbia County Property Appraiser

Jeff Hampton

Parcel: &lt;&lt; 03-4S-17-07570-023 (28088) &gt;&gt;

2025 Working Values

updated: 1/16/2025

## Owner &amp; Property Info

Result: 1 of 1

Owner	BRADFORD CLAUDE J BRADFORD AGATHIA M 230 SE CAROB GLN LAKE CITY, FL 32025
Site	230 SE CAROB GLN, LAKE CITY
Description*	LOT 23 SUZANNE S/D UNIT 1. ORB 522-434, 676-186, 693-699, 749-1153, POA 795-2227,
Area	0.7 AC
Use Code**	SINGLE FAMILY (0100)
S/T/R	03-4S-17
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 &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$152,060	Building	\$152,060
XFOB	\$44,860	XFOB	\$44,860
Just	\$215,420	Just	\$215,420
Class	\$0	Class	\$0
Appraised	\$215,420	Appraised	\$215,420
SOH/10% Cap	\$75,863	SOH/10% Cap	\$71,676
Assessed	\$139,557	Assessed	\$143,744
Exempt	HX HB VX SX	Exempt	HX HB VX SX
Total	county:\$34,557 city:\$0	Total	county:\$38,744 city:\$0
Taxable	other:\$0 school:\$109,557	Taxable	other:\$0 school:\$113,744

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
8/16/1991	\$64,900	749 / 1153	WD	I	Q	
8/8/1989	\$63,100	693 / 699	WD	I	Q	
2/13/1989	\$7,500	676 / 186	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1989	1621	2624	\$152,060

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC.PAVMT	0	\$630.00	1.00	15 x 30
0296	SHED METAL	1993	\$150.00	1.00	10 x 10
0080	DECKING	2004	\$500.00	1.00	0 x 0
0296	SHED METAL	2004	\$960.00	192.00	12 x 16
0169	FENCE/WOOD	2012	\$5,580.00	480.00	0 x 0
0280	POOL R/CON	2014	\$23,132.00	403.00	13 x 31
0282	POOL ENCL	2014	\$9,828.00	1260.00	28 x 45
0070	CARPORT UF	2017	\$2,880.00	960.00	16 x 60

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.700 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

