

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/21/2024

Parcel: << **12-5S-16-03406-125 (16766)** >>

Owner & Property Info

Result: 1 of 1

Owner	CADY MICAH J CADY ALISHA A 413 SW HIGHPOINT GLN LAKE CITY, FL 32024		
Site	413 SW HIGHPOINT GLN, LAKE CITY		
Description*	A PART OF LOTS 12 & 25 ROSE CREEK PLANTATION PH 2 MORE FULLY DESC: BEG NW COR OF LOT 12 OF SAID S/D, RUN S 514.72 FT, E 246.49 FT, N 61 DEG E 177.70 FT TO A PT ON A CUL-DE-SAC, N'LY ALONG ARC OF CURVE 94.29 FT, THENCE N 52 DEG W 245.88 FT, N 214.94 FT, W ...more>>>		
Area	3.34 AC	S/T/R	12-5S-16
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	\$33,400	Mkt Land	\$33,400
Ag Land	\$0	Ag Land	\$0
Building	\$398,831	Building	\$398,831
XFOB	\$14,937	XFOB	\$14,937
Just	\$447,168	Just	\$447,168
Class	\$0	Class	\$0
Appraised	\$447,168	Appraised	\$447,168
SOH/10% Cap	\$143,958	SOH/10% Cap	\$134,862
Assessed	\$303,210	Assessed	\$312,306
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$253,210 city:\$0 other:\$0 school:\$278,210	Total Taxable	county:\$262,306 city:\$0 other:\$0 school:\$287,306

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
9/11/2000	\$90,000	910 / 2247	WD	V	Q	02
1/31/2000	\$99,800	896 / 486	WD	V	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	3013	4138	\$398,831

*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
0166	CONC,PAVMT	2001	\$12,249.00	8166.00	0 x 0
0169	FENCE/WOOD	2009	\$2,688.00	256.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.340 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$33,400

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

