

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**  
updated: 4/2/2026

Parcel: << 03-4S-17-07570-103 (28163) >>

**Owner & Property Info**

Result: 1 of 1

|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | <b>BANNICK ERICK<br/>BANNICK SHANDRA</b><br>175 SE MOSSY CT<br>LAKE CITY, FL 32025   |              |          |
| Site         | 175 SE MOSSY CT, LAKE CITY   |              |          |
| Description* | LOT 7 SUZANNE S/D UNIT 4. 588-247, 747-2039, 758-1537, 853-976, 905-2381, 905-2382, 930-1190, CT 1000-2587, WD 1006-1528, CT 1229-1714, WD 1237-1410, WD 1505-2057 |              |          |
| Area         | 0.36 AC  | S/T/R        | 03-4S-17 |
| Use Code**   | SINGLE FAMILY (0100)   | 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**

| 2025 Certified Values |  | 2026 Working Values |  |
|-----------------------|--|---------------------|--|
| Mkt Land              | \$18,500   | Mkt Land            | \$18,500   |
| Ag Land               | \$0  | Ag Land             | \$0  |
| Building              | \$202,307  | Building            | \$199,645  |
| XFOB                  | \$23,360   | XFOB                | \$23,360   |
| Just                  | \$244,167  | Just                | \$241,505  |
| Class                 | \$0  | Class               | \$0  |
| Appraised             | \$244,167  | Appraised           | \$241,505  |
| SOH/10% Cap           | \$0  | SOH/10% Cap         | \$0  |
| Assessed              | \$244,167  | Assessed            | \$241,505  |
| Exempt                | HX HB \$50,722                                       | Exempt              | HX HB VX \$56,411                                    |
| Total Taxable         | county:\$193,445 city:\$0 other:\$0 school:\$219,167 | Total Taxable       | county:\$185,094 city:\$0 other:\$0 school:\$211,505 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 1/3/2024  | \$250,000  | 1505 / 2057 | WD   | I   | Q                     | 01    |
| 6/28/2012 | \$70,000   | 1237 / 1410 | WD   | I   | U                     | 12    |
| 1/25/2012 | \$10,000   | 1229 / 1714 | CT   | I   | U                     | 18    |
| 2/6/2004  | \$105,000  | 1006 / 1528 | WD   | I   | Q                     |       |
| 11/5/2003 | \$70,700   | 1000 / 2587 | CT   | I   | Q                     | 03    |
| 7/2/2001  | \$95,000   | 930 / 1190  | WD   | I   | Q                     |       |
| 7/6/2000  | \$55,000   | 905 / 2382  | WD   | I   | Q                     | 03    |
| 2/12/1998 | \$69,000   | 853 / 976   | WD   | I   | Q                     |       |
| 7/1/1991  | \$0        | 747 / 2039  | WD   | I   | Q                     | 02    |

**Building Characteristics**

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1986     | 1639    | 2334      | \$199,645  |

\*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      | 1993     | \$800.00    | 1.00   | 0 x 0   |
| 0190 | FPLC PF         | 1993     | \$1,200.00  | 1.00   | 0 x 0   |
| 0169 | FENCE/WOOD      | 1999     | \$1,760.00  | 220.00 | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 1993     | \$400.00    | 1.00   | 12 x 12 |
| 0030 | BARN,MT         | 2024     | \$18,900.00 | 1.00   | x       |
| 0166 | CONC,PAVMT      | 2024     | \$300.00    | 1.00   | x       |

**Land Breakdown**

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.360 AC) | 1.0000/1.0000 1.0000/ / | \$18,500 /LT | \$18,500   |

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