

COLUMBIA COUNTY Property Appraiser

Parcel 25-4S-16-03155-109

Owners

CHANDLER AUGUSTUS F
406 SW GERTRUDIS DR
LAKE CITY, FL 32024

Parcel Summary

Location	406 SW GERTRUDIS DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	4.2200
Section	25
Township	4S
Range	16
Subdivision	OAK RIDGE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 9 OAK RIDGE ESTATES UNIT 3
781-125, 783-1738, 821-182, WD
1232-641, LE 1387-1811,

GSA GIS

Pictometry



Working Values

	2026
Total Building	\$213,659
Total Extra Features	\$5,310
Total Market Land	\$60,000
Total Ag Land	\$0

	2026
Total Market	\$278,969
Total Assessed	\$132,974
Total Exempt	\$101,411
Total Taxable	\$31,563
SOH Diff	\$145,995

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$213,659	\$203,391	\$188,781	\$173,176	\$163,019	\$137,522
Total Extra Features	\$5,310	\$5,310	\$5,310	\$5,310	\$5,310	\$5,310
Total Market Land	\$60,000	\$60,000	\$60,000	\$60,000	\$50,000	\$28,993
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$278,969	\$268,701	\$254,091	\$238,486	\$218,329	\$171,825
Total Assessed	\$129,478	\$125,829	\$122,164	\$118,606	\$115,151	\$113,561
Total Exempt	\$100,722	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$28,756	\$25,829	\$72,164	\$68,606	\$65,151	\$63,561
SOH Diff	\$149,491	\$142,872	\$131,927	\$119,880	\$103,178	\$58,264

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>LE</u> 1387/1811	2019-06-27	<u>U</u>	<u>14</u>	LIFE ESTATE DEED	Improved	\$100	Grantor: AUGUSTUS F CHANDLER (LIFE ESTATE) Grantee: H CHANDLER, E BADGEROW, L BARNES, L EDENFIELD
<u>WD</u> 1232/0641	2012-02-08	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: LINDA G CHANDLER Grantee: AGUSTUS F CHANDLER
<u>WD</u> 0821/0182	1996-04-26	<u>Q</u>		WARRANTY DEED	Improved	\$108,000	Grantor: FRANCIS H & DOROTHY CORUM Grantee: AGUSTUS F F& LINDA G CHANDLER
<u>WD</u> 0783/1738	1993-12-17	<u>Q</u>		WARRANTY DEED	Improved	\$82,500	Grantor: MICKEY R PAYNE Grantee: FRANCIS H CORUM
<u>QC</u> 0781/0125	1993-10-07	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: LINDA W PAYNE Grantee: MICKEY R PAYNE
<u>WD</u> 0563/0016	1985-05-01	<u>Q</u>		WARRANTY DEED	Vacant	\$14,200	

Buildings

Building # 1, Section # 1, 135558, SFR

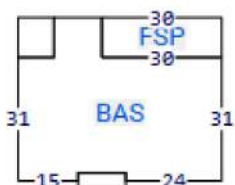
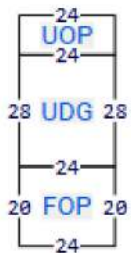
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1677	\$328,706	1989	1989	3,507	0.00%	35.00%	65.00%	\$213,659

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	06	VINYL ASB
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,677	100%	1,677
<u>FEP</u>	90	80%	72
<u>FOP</u>	48	30%	14
<u>FOP</u>	480	30%	144
<u>FSP</u>	300	40%	120
<u>UDG</u>	672	55%	370
<u>UOP</u>	240	20%	48



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	1993	100%	\$600
0169	FENCE/WOOD			1256.00	\$7.50	1993	50%	\$4,710

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$60,000.00/LT	4.22	1.00	\$60,000

Personal Property

None

Permits

None

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 02, 2026.