

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 6/11/2026

Parcel: << **12-5S-16-03601-001 (17623)** >>

**Owner & Property Info**

Result: 1 of 1

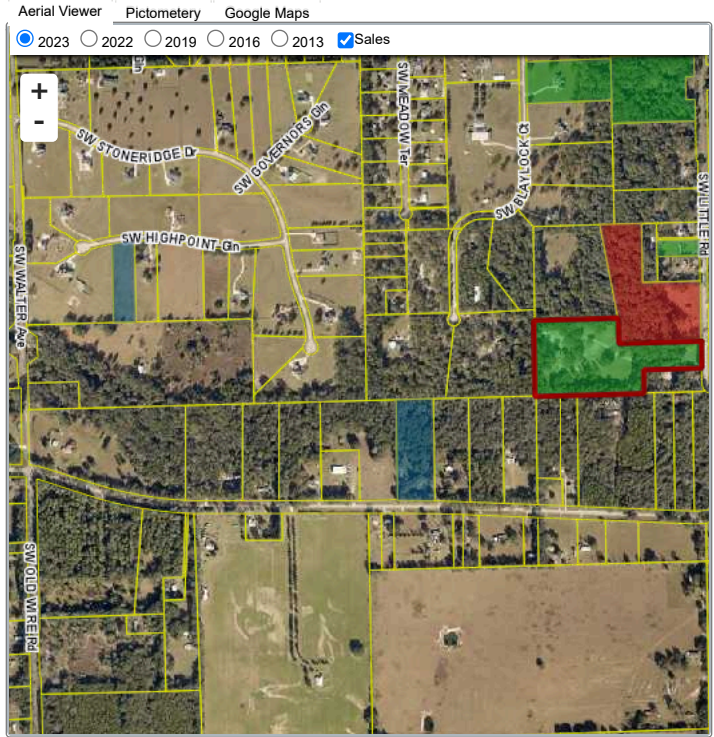
Owner	<b>POUSA DAVID</b> <b>POUSA SHEILA DAWN</b> 308 SW LITTLE RD LAKE CITY, FL 32024		
Site	308 SW LITTLE RD, LAKE CITY		
Description*	COMM SE COR OF NE1/4 OF NE1/4, RUN N 185 FT FOR POB, CONT N 211 FT, W 660 FT, N 198 FT, W 660 FT, S 594 FT, E 849.08 FT, N 185 FT, E 470.92 FT TO POB. 752-232, 762-637, 823-1389, 827-1107, WD 1338-1385, WD 1539-778		
Area	13 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**

2025 Certified Values		2026 Working Values	
Mkt Land	\$44,800	Mkt Land	\$110,700
Ag Land	\$1,680	Ag Land	\$0
Building	\$151,614	Building	\$169,555
XFOB	\$1,000	XFOB	\$1,000
Just	\$235,814	Just	\$281,255
Class	\$199,094	Class	\$0
Appraised	\$199,094	Appraised	\$281,255
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$199,094	Assessed	\$185,685
Exempt	\$0	Exempt	HX HB \$51,411
Total Taxable	county:\$199,094 city:\$0 other:\$0 school:\$199,094	Total Taxable	county:\$134,274 city:\$0 other:\$0 school:\$160,685

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
4/30/2025	\$378,000	1539 / 778	WD	I	Q	01
6/9/2017	\$169,500	1338 / 1395	WD	I	Q	01
8/30/1996	\$101,000	827 / 1107	WD	I	Q	
6/17/1996	\$0	823 / 1389	QC	I	Q	01
10/18/1991	\$73,000	752 / 232	WD	I	Q	
7/1/1984	\$22,000	542 / 448	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1587	2191	\$169,555

\*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
0030	BARN,MT	0	\$1,000.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	7.000 AC	1.0000/1.0000 1.0000/1.0000000 /	\$8,100 /AC	\$56,700
9900	AC NON-AG (MKT)	6.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$54,000

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