

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 3/26/2026

Parcel: << 12-3S-17-04927-000 (24651) >>

Owner & Property Info

Result: 1 of 1

Owner	VARNES CLYDE F 535 NE CLYDE VARNES RD LAKE CITY, FL 32055		
Site	612 NE CLYDE VARNES RD, LAKE CITY		
Description*	BEG NW COR OF SE 1/4 OF SW 1/4, RUN E 1589.35 FT, S 11 DEG E 742.49 FT, W 1519.39 FT TO FORREST RD, RUN N ALONG R/W 241.41 FT, W 172.15 FT, N 494.64 FT TO POB. 260-158, 364-33, 803-1041, LE 1418-61, LE 1419-1339, LE 1448-1859, LE 1554-351,		
Area	26.07 AC	S/T/R	12-3S-17
Use Code**	IMPROVED AG (5000)	Tax District	3

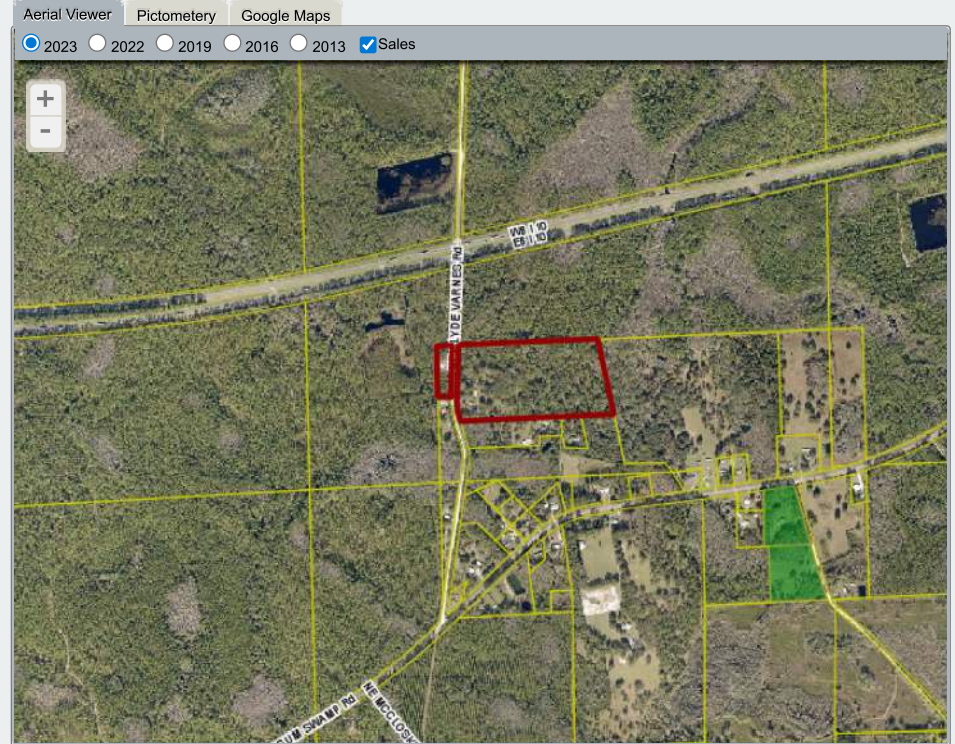
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$4,000	Mkt Land	\$4,000
Ag Land	\$5,350	Ag Land	\$5,350
Building	\$136,626	Building	\$136,626
XFOB	\$2,200	XFOB	\$2,200
Just	\$243,106	Just	\$243,106
Class	\$148,176	Class	\$148,176
Appraised	\$148,176	Appraised	\$148,176
SOH/10% Cap	\$54,366	SOH/10% Cap	\$51,978
Assessed	\$93,810	Assessed	\$96,198
Exempt	HX HB SX \$93,810	Exempt	HX HB SX \$96,198
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$68,810	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$71,198

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
11/13/2025	\$0	1554 / 351	LE	I	U	14
9/28/2021	\$0	1448 / 1859	LE	I	U	14
9/14/2020	\$0	1419 / 1339	LE	I	U	14
8/25/2020	\$0	1418 / 061	LE	I	U	14
3/3/1995	\$285	803 / 1041	WD	V	Q	01
6/17/1976	\$1,000	364 / 033	WD	V	Q	01
5/26/1970	\$654	260 / 158	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	1632	1918	\$136,626

*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
0285	SALVAGE	0	\$500.00	1.00	0 x 0
0070	CARPORT UF	2005	\$500.00	1.00	0 x 0
0190	FPLC PF	2012	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5600	TIMBER 3 (AG)	11.240 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$3,158

0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$4,000
9910	MKT.VAL.AG (MKT)	25.070 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$100,280
5910	SWAMP/CYPRESS (AG)	7.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$280
6200	PASTURE 3 (AG)	6.830 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$1,912

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