

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 3/12/2026

Parcel: << **05-6S-17-09607-204 (46982)** >>

Owner & Property Info

Result: 2 of 2

Owner	HEDRICK CARL MICHAEL HEDRICK AMANDA LYNN 279 SW SYDNEY NICOLE CT LAKE CITY, FL 32024		
Site	279 SW SYDNEY NICOLE CT, LAKE CITY		
Description*	COMM AT NE COR OF NW1/4 OF SEC RUN S 2202.03 FT, W 18.53 FT FOR POB, CONT W 562.75 FT, N 614.51 FT TO CUL-DE-SAC, CONT N ALONG CURVE 147.73 FT, CONT N 21.35 FT, CONT N 134 FT, E 566.15 FT, S 860.19 FT TO POB. AKA PARCEL D MELISSA'S SECRET GARDENS UNIT 2 ...more>>>		
Area	11.24 AC	S/T/R	05-6S-17
Use Code**	IMPROVED AG (5000)	Tax District	3

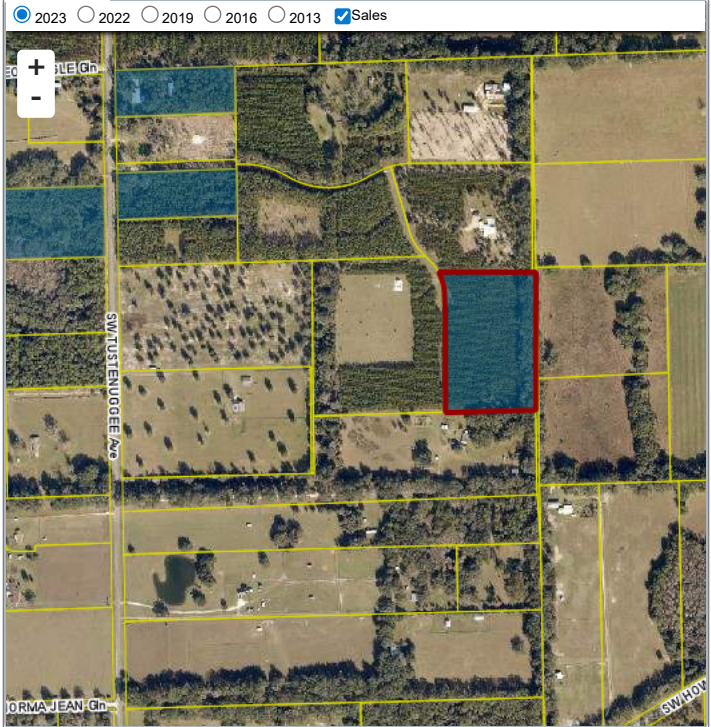
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$2	Mkt Land	\$9,002
Ag Land	\$4,899	Ag Land	\$4,454
Building	\$0	Building	\$379,801
XFOB	\$0	XFOB	\$2,500
Just	\$99,092	Just	\$481,393
Class	\$4,901	Class	\$395,757
Appraised	\$4,901	Appraised	\$395,757
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,901	Assessed	\$149,627
Exempt	\$0	Exempt	HX HB \$51,411
Total Taxable	county:\$4,901 city:\$0 other:\$0 school:\$4,901	Total Taxable	county:\$98,216 city:\$0 other:\$0 school:\$124,627

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.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/15/2024	\$100	1519 / 2418	WD	V	U	11
5/8/2024	\$125,000	1514 / 169	WD	V	Q	01
2/7/2022	\$102,000	1459 / 2040	WD	V	Q	01
10/9/2020	\$82,000	1421 / 1609	WD	V	Q	01
6/6/2008	\$95,000	1152 / 351	WD	V	Q	
2/3/2005	\$89,000	1037 / 1255	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2025	2448	3542	\$379,801

*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	2025	\$2,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9400	RIGHTOFWAY (MKT)	0.230 AC	1.0000/1.0000 1.0000/ /	\$10 /AC	\$2
5500	TIMBER 2 (AG)	10.010 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$4,454
9910	MKT.VAL.AG (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,090
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000

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