

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/30/2026

Parcel: << 20-3S-16-02204-004 (7430) >>

Owner & Property Info

Owner	JENKINS CHARLES J JR 5310 SE COUNTRY CLUB RD LAKE CITY, FL 32025		
Site	3098 NW BROWN RD, LAKE CITY		
Description*	COMM SE COR OF N1/2 OF SW1/4, W 2751.80 FT TO SW COR OF N1/2 OF SW1/4, N 1027.75 FT, S 51 DEG E 339.37 FT, N 1040 FT FOR POB, N 1106.85 FT TO S R/W OF BROWN RD, S 60 DEG E ALONG R/W 270.74 FT, S 975.62 FT, W 238.48 FT TO POB. 672-611, 757-2224, 2225, 759-1 ...more>>>		
Area	5.61 AC	S/T/R	20-3S-16
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	\$11,000	Mkt Land	\$12,000
Ag Land	\$1,291	Ag Land	\$1,291
Building	\$267,112	Building	\$269,101
XFOB	\$7,500	XFOB	\$7,200
Just	\$336,322	Just	\$339,011
Class	\$286,903	Class	\$289,592
Appraised	\$286,903	Appraised	\$289,592
SOH/10% Cap	\$8,027	SOH/10% Cap	\$3,221
Assessed	\$278,876	Assessed	\$286,371
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total	county:\$228,154 city:\$0	Total	county:\$234,960 city:\$0
Taxable	other:\$0 school:\$253,876	Taxable	other:\$0 school:\$261,371

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

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/20/2026	\$100	1559 / 183	CT	I	U	18
8/9/2022	\$60,000	1473 / 042	WD	I	U	16
7/30/2021	\$350,000	1444 / 827	WD	V	U	30
7/13/2020	\$50,000	1415 / 1348	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2022	1662	2715	\$269,101

*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	2022	\$1,200.00	1.00	x
0166	CONC.PAVMT	2022	\$1,200.00	400.00	x
0104	GENERATOR PERM	2022	\$4,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$12,000
6200	PASTURE 3 (AG)	4.610 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$1,291
9910	MKT.VAL.AG (MKT)	4.610 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$50,710