

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 8/27/2026

Parcel: 28-2S-16-01771-123 (5651) >>

Owner & Property Info

Result: 7 of 103

Owner	STROUD RUBY CARRINE 101 NW WISHBONE CT LAKE CITY, FL 32055		
Site	103 NW WISHBONE CT, LAKE CITY		
Description*	LOT 23 BLOCK A COUNTRY LANE ESTATES S/D. 787-964, 819-707, 830-1049, 951-1004, WD 1006-2348, WD 1115-1109, DC 1144-2784, QC 1249-492, DC 1533-1966, LE 1533-1969,		
Area	5.93 AC	S/T/R	28-2S-16
Use Code**	MOBILE HOME (0200)	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	\$51,750	Mkt Land	\$57,500
Ag Land	\$0	Ag Land	\$0
Building	\$120,368	Building	\$120,368
XFOB	\$10,100	XFOB	\$10,100
Just	\$182,218	Just	\$187,968
Class	\$0	Class	\$0
Appraised	\$182,218	Appraised	\$187,968
SOH/10% Cap	\$101,971	SOH/10% Cap	\$105,554
Assessed	\$80,247	Assessed	\$82,414
Exempt	98 HX HB \$80,247	Exempt	98 HX HB \$82,414
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

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
2/19/2025	\$100	1533 / 1969	LE	I	U	14
2/6/2013	\$100	1249 / 492	QC	I	U	11
3/30/2007	\$149,000	1115 / 1109	WD	I	Q	
2/9/2004	\$80,000	1006 / 2348	WD	I	Q	
4/12/2002	\$15,000	951 / 1004	WD	V	P	99
8/27/1996	\$10,000	830 / 1049	WD	V	U	09
3/19/1996	\$7,700	819 / 707	CT	V	U	11
9/17/1993	\$11,000	787 / 364	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2003	1978	2242	\$120,368

*Bldg Desc determinations are used by the Property Appraiser's 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
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0
0265	PRCH,UEP	2018	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2022	\$800.00	1.00	x
0296	SHED METAL	2022	\$600.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.930 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$57,500 /LT	\$57,500

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