

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 2/19/2026

Parcel: << 26-2S-16-01753-001 (5526) >>

Owner & Property Info

Result: 1 of 1

Owner	SPRADLEY E.D. REVOCABLE TRUST DATED DECEMBER 10, 2020 537 NW EDGAR TER LAKE CITY, FL 32055		
Site	529 NW EDGAR TER, LAKE CITY		
Description*	THE N 16.03 AC OF W1/2 OF NW1/4. 819-2289, 916-766, LE 1426-431, DC 1557-1733		
Area	16.03 AC	S/T/R	26-2S-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	\$4,800	Mkt Land	\$5,500
Ag Land	\$6,748	Ag Land	\$6,688
Building	\$176,234	Building	\$187,978
XFOB	\$26,318	XFOB	\$26,318
Just	\$279,496	Just	\$302,461
Class	\$214,100	Class	\$226,484
Appraised	\$214,100	Appraised	\$226,484
SOH/10% Cap	\$65,382	SOH/10% Cap	\$69,765
Assessed	\$148,718	Assessed	\$156,719
Exempt	DX HX HB \$55,000	Exempt	HX HB WX \$56,411
Total Taxable	county:\$93,718 city:\$0 other:\$0 school:\$118,718	Total Taxable	county:\$100,308 city:\$0 other:\$0 school:\$126,719

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
12/10/2020	\$0	1426 / 431	LE	I	U	14
12/13/2000	\$100	916 / 766	WD	V	Q	01
4/4/1996	\$0	819 / 2289	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	2282	4106	\$187,978

*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
0020	BARN,FR	1993	\$2,500.00	1.00	0 x 0
0280	POOL R/CON	2000	\$10,035.00	512.00	16 x 32
0166	CONC,PAVMT	2000	\$1,833.00	1222.00	34 x 51
0031	BARN,MT AE	2018	\$6,750.00	750.00	25 x 30
0031	BARN,MT AE	2018	\$2,500.00	1.00	0 x 0
0040	BARN,POLE	2018	\$1,000.00	1.00	0 x 0
0261	PRCH, UOP	2018	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2018	\$500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2018	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2018	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$5,500 /AC	\$5,500
5500	TIMBER 2 (AG)	15.030 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$6,688
9910	MKT.VAL.AG (MKT)	15.030 AC	1.0000/1.0000 1.0000/ /	\$5,500 /AC	\$82,665

Search Result: 1 of 1

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

