

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 5/7/2026

Parcel: << 12-4S-16-02939-102 (13269) >>

Owner & Property Info

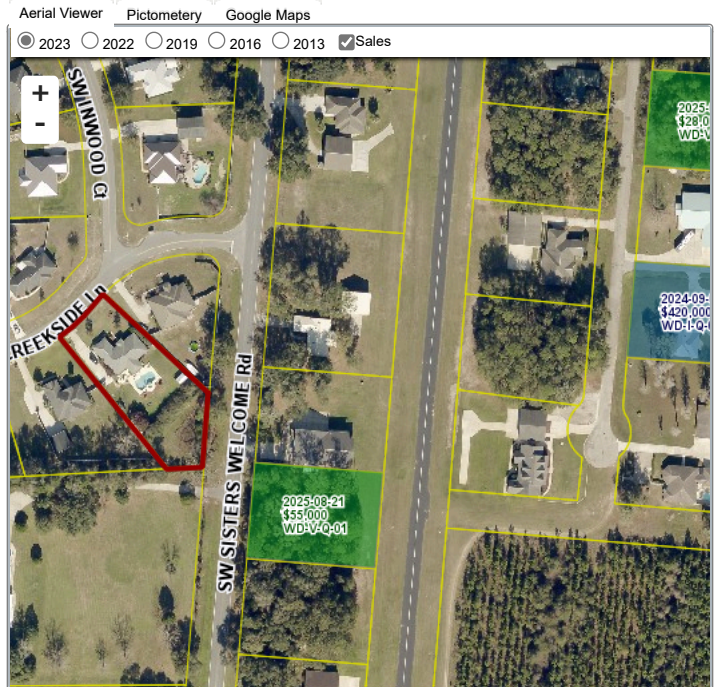
| | | | |
|--------------|--|--------------|----------|
| Owner | BRANNON WILLIAM B JR 162 SW CREEKSIDE LN LAKE CITY, FL 32025 | | |
| Site | 162 SW CREEKSIDE LN, LAKE CITY | | |
| Description* | LOT 2 CREEKSIDE S/D. WD 1012-1448, WD 1025-2297, WD 1030-1415. | | |
| Area | 0.7 AC | S/T/R | 12-4S-16 |
| Use Code** | SINGLE FAMILY (0100) | Tax District | 2 |

*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 | \$35,000 | Mkt Land | \$35,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$241,413 | Building | \$242,647 |
| XFOB | \$37,965 | XFOB | \$36,716 |
| Just | \$314,378 | Just | \$314,363 |
| Class | \$0 | Class | \$0 |
| Appraised | \$314,378 | Appraised | \$314,363 |
| SOH/10% Cap | \$121,785 | SOH/10% Cap | \$116,570 |
| Assessed | \$192,593 | Assessed | \$197,793 |
| Exempt | HX HB \$50,722 | Exempt | HX HB \$51,411 |
| Total Taxable | county:\$141,871 city:\$0 other:\$0 school:\$167,593 | Total Taxable | county:\$146,382 city:\$0 other:\$0 school:\$172,793 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 9/10/2004 | \$167,000 | 1025 / 2297 | WD | I | Q | |
| 4/6/2004 | \$19,900 | 1012 / 1448 | WD | V | Q | 06 |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 2004 | 1963 | 2741 | \$242,647 |

*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 | 2004 | \$2,544.00 | 1272.00 | 0 x 0 |
| 0280 | POOL R/CON | 2012 | \$29,572.00 | 595.00 | 17 x 35 |
| 0169 | FENCE/WOOD | 2012 | \$4,000.00 | 1.00 | 0 x 0 |
| 0296 | SHED METAL | 2014 | \$600.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.700 AC) | 1.0000/1.0000 1.0000/ / | \$35,000 /LT | \$35,000 |