

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 2/5/2026

Parcel: 18-5S-17-09280-109 (45376)

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info		Result: 1 of 1
Owner	THE RICHARD & ANN WRIGHT FAMILY REVOCABLE TRUST 231 SW MANDIBA DR LAKE CITY, FL 32024	
Site	231 SW MANDIBA DR, LAKE CITY	
Description*	LOTS 10 & 11 OAKS OF LAKE CITY PHS 1, WD 1403-2424, WD 1423-2540, WD 1430-704, WD 1440-877, WD 1423-2543, WD 1447-2759, LE 1531-953	
Area	9.64 AC	S/T/R 18-5S-17
Use Code**	SINGLE FAMILY (0100)	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	\$168,000	Mkt Land	\$168,000
Ag Land	\$0	Ag Land	\$0
Building	\$530,997	Building	\$554,957
XFOB	\$72,890	XFOB	\$72,290
Just	\$771,887	Just	\$795,247
Class	\$0	Class	\$0
Appraised	\$771,887	Appraised	\$795,247
SOH/10% Cap	\$89,719	SOH/10% Cap	\$74,343
Assessed	\$882,168	Assessed	\$720,904
Exempt	HX HB \$50,000	Exempt	HX HB \$51,411
Total	county:\$632,168 city:\$0	Total	county:\$669,493 city:\$0
Taxable	other:\$0 school:\$657,168	Taxable	other:\$0 school:\$695,904
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
1/10/2025	\$100	1531 / 953	LE	I	U	14
9/22/2021	\$80,000	1447 / 2759	WD	V	Q	01
6/16/2021	\$100	1440 / 877	WD	I	U	11
2/10/2021	\$51,000	1430 / 704	WD	V	Q	01
11/9/2020	\$80,000	1423 / 2543	WD	V	Q	01
11/5/2020	\$100	1423 / 2540	WD	V	U	11
1/15/2020	\$90,000	1403 / 2424	WD	V	Q	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2022	3230	5289	\$554,957

*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	\$2,880.00	960.00	x
0104	GENERATOR PERM	2023	\$5,100.00	1.00	x
0166	CONC,PAVMT	2023	\$14,070.00	4690.00	x
0030	BARN,MT	2023	\$50,240.00	1.00	x

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.380 AC)	1.0000/1.0000 1.0000/6000000 /	\$84,000 /LT	\$84,000
0000	VAC RES (MKT)	1.000 LT (4.280 AC)	1.0000/1.0000 1.0000/6000000 /	\$84,000 /LT	\$84,000

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