

COLUMBIA COUNTY Property Appraiser

Parcel 24-4S-16-03113-126

Owners

SWANSON CYNTHIA SWAIN
288 SW GARDNER TER
LAKE CITY, FL 32024

Parcel Summary

Location	288 SW GARDNER TER
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.6000
Section	24
Township	4S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 6 BLOCK B WISE ESTATES S/D.

ORB 1042-2694. WD 1067-1863,
WD 1083-2571, WD 1248-713,
WD 1289-1433,



30° 07' 47" N 82° 41' 03" W

Working Values

	2026
Total Building	\$212,639
Total Extra Features	\$5,118
Total Market Land	\$35,000
Total Ag Land	\$0

	2026
Total Market	\$252,757
Total Assessed	\$159,719
Total Exempt	\$56,411
Total Taxable	\$103,308
SOH Diff	\$93,038

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$215,367	\$204,498	\$189,298	\$165,706	\$141,458	\$130,972
Total Extra Features	\$5,118	\$5,118	\$5,118	\$5,118	\$5,118	\$5,118
Total Market Land	\$35,000	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$255,485	\$239,616	\$222,416	\$192,824	\$164,576	\$154,090
Total Assessed	\$155,520	\$151,137	\$146,735	\$142,461	\$138,312	\$136,402
Total Exempt	\$55,722	\$55,000	\$55,000	\$50,500	\$50,500	\$50,500
Total Taxable	\$99,798	\$96,137	\$91,735	\$91,961	\$87,812	\$85,902
SOH Diff	\$99,965	\$88,479	\$75,681	\$50,363	\$26,264	\$17,688

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1289/1433	2015-02-16	U	12	WARRANTY DEED	Improved	\$127,400	Grantor: CALEB & KRISTIN LINTON Grantee: CYNTHIA SWAIN SWANSON FKA CYNTHIA S CARTER
WD 1248/0713	2013-01-21	U	37	WARRANTY DEED	Improved	\$150,000	Grantor: CYNTHIA S CARTER Grantee: CALEB & KRISTIN LINTON (H & W)
WD 1083/2571	2006-05-16	Q		WARRANTY DEED	Improved	\$207,500	Grantor: CALEB & KRISTIAN LINTON Grantee: CYNTHIA S CARTER
WD 1067/1863	2005-12-07	Q		WARRANTY DEED	Improved	\$156,000	Grantor: TOWNSEND Grantee: LINTON
WD 1042/2694	2005-04-08	Q		WARRANTY DEED	Vacant	\$23,900	Grantor: PETER W GIEBEIG Grantee: KENNY TOWNSEND

Buildings

Building # 1, Section # 1, 129397, SFR

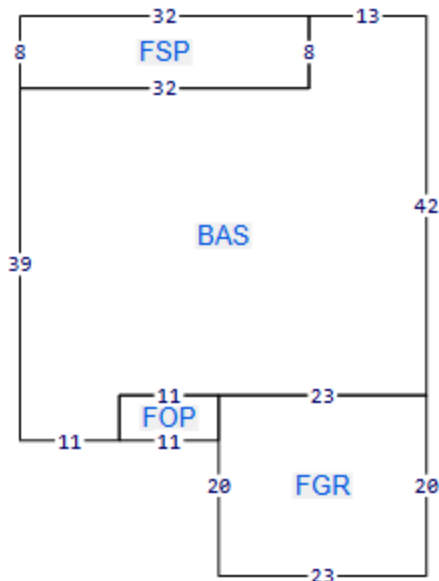
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1689	\$267,470	2005	2005	2,460	0.00%	20.50%	79.50%	\$212,639

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,689	100%	1,689
FGR	460	55%	253
FOP	55	30%	16
FSP	256	40%	102



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1069.00	\$2.50	2005	100%	\$2,673
0169	FENCE/WOOD			163.00	\$15.00	2009	100%	\$2,445

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	<u>RSF-2</u>	.00	.00	1.00	\$35,000.00/ <u>LT</u>	0.60	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jul 6, 2005	23198	SFR	COMPLETED	SFR

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 12, 2026.

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