

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/2/2026

Parcel: << **09-5S-16-03497-001 (17194)** >>

Owner & Property Info

Result: 3 of 3

Owner	DOUGLAS JOHN ARTHUR DOUGLAS SHEILA LYNN 7301 SW COUNTY RD 240 LAKE CITY, FL 32024-1637		
Site	7301 SW COUNTY ROAD 240, LAKE CITY		
Description*	BEG NW COR OF SW1/4 OF NE1/4, RUN E 744.50 FT, S 1383.70 FT, SW 30.18 FT, N 871.13 FT, SW 737.79 FT, N 665.86 FT TO POB. 783-432 THRU 433, 807-410, 909-973, CT 1329-1823, WD 1359-495, QC 1411-852, WD 1434-594, LE 1484-1066		
Area	10.71 AC	S/T/R	09-5S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

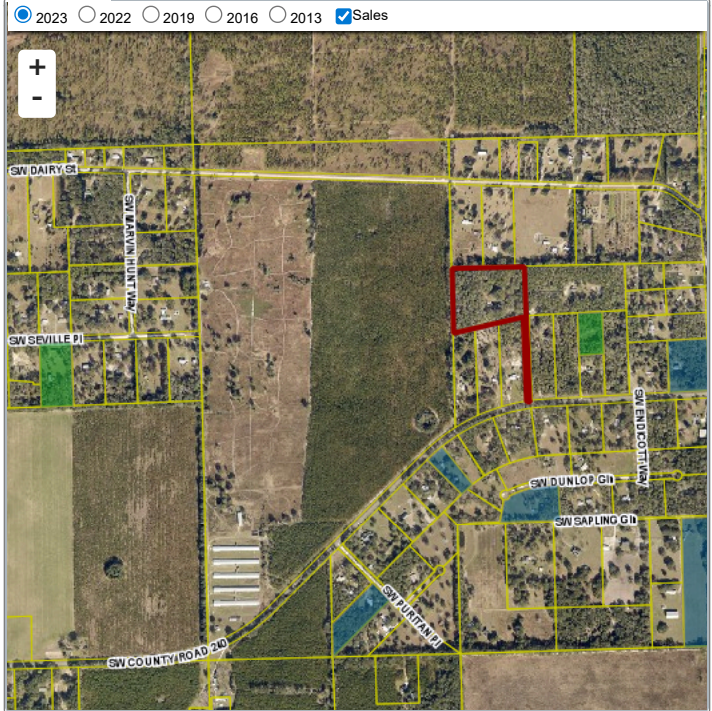
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$54,602	Mkt Land	\$54,602
Ag Land	\$0	Ag Land	\$0
Building	\$248,404	Building	\$245,516
XFOB	\$6,080	XFOB	\$6,080
Just	\$309,086	Just	\$306,198
Class	\$0	Class	\$0
Appraised	\$309,086	Appraised	\$306,198
SOH/10% Cap	\$43,408	SOH/10% Cap	\$33,347
Assessed	\$265,678	Assessed	\$272,851
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$214,956 city:\$0 other:\$0 school:\$240,678	Total Taxable	county:\$221,440 city:\$0 other:\$0 school:\$247,851

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/9/2023	\$100	1484 / 1066	LE	I	U	14
4/2/2021	\$271,000	1434 / 594	WD	I	Q	01
4/16/2020	\$100	1411 / 852	QC	I	U	11
4/25/2018	\$200,000	1359 / 495	WD	I	U	12
1/11/2017	\$100	1329 / 1823	CT	I	U	18
11/9/1999	\$100	909 / 973	WD	V	Q	01
12/2/1993	\$20,000	783 / 431	AG	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	1323	2876	\$245,516

*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	1995	\$297.00	198.00	0 x 0
0040	BARN,POLE	1995	\$1,783.00	713.00	23 x 31
0040	BARN,POLE	1995	\$600.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0070	CARPORT UF	2006	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.110 AC	1.0000/1.0000 1.0000/1.6000000 /	\$5,400 /AC	\$54,594
9400	RIGHTOFWAY (MKT)	0.600 AC	1.0000/1.0000 1.0000/1.4000000 /	\$14 /AC	\$8

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