

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 03-4S-17-07592-211 (28322) >>

Owner & Property Info

Result: 1 of 1

Owner	CUMMINS ROBERT AND SANDRA REVOCABLE TRUST DATED NOVEMBER 15, 1993 186 SE ROSEWOOD CIR LAKE CITY, FL 32025		
Site	186 SE ROSEWOOD CIR, LAKE CITY		
Description*	LOT 11 BLOCK F EASTSIDE VILLAGE UNIT 2. 692-309, 742-10, LE 784-2087, DC 996-40, WD 996-42, WD 1051-853, QC 1172-191, DC 1218-2371, LE 1252-1065, QC 1370-2147, WD 1377-1112, LE 1425-1719, WD 1451-757, WD 1485-1925, DC 1551-2577, WD 1557-2220		
Area	0.19 AC	S/T/R	03-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

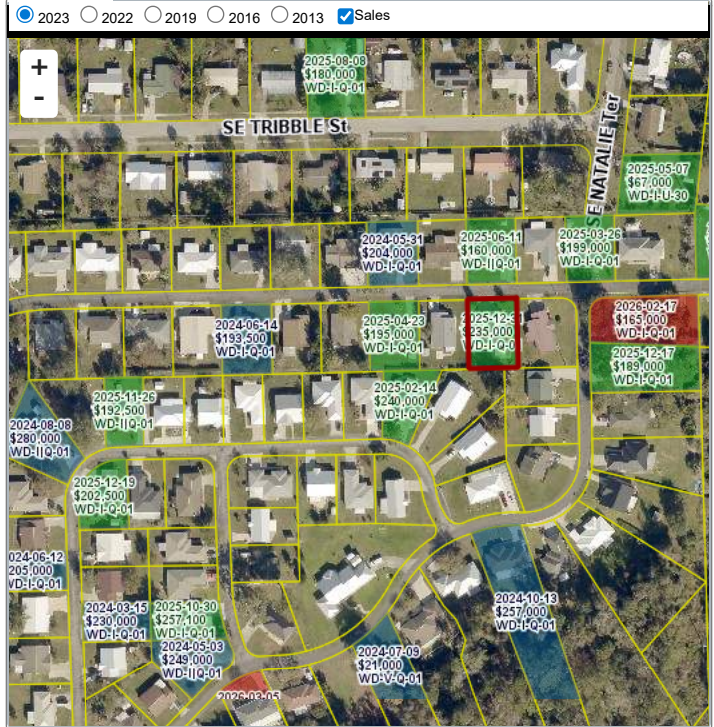
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$24,750	Mkt Land	\$24,750
Ag Land	\$0	Ag Land	\$0
Building	\$174,076	Building	\$177,184
XFOB	\$756	XFOB	\$756
Just	\$199,582	Just	\$202,690
Class	\$0	Class	\$0
Appraised	\$199,582	Appraised	\$202,690
SOH/10% Cap	\$73,911	SOH/10% Cap	\$0
Assessed	\$125,671	Assessed	\$113,729
Exempt	HX HB SX \$100,722	Exempt	HX HB VP \$82,570
Total Taxable	county:\$24,949 city:\$0 other:\$0 school:\$100,671	Total Taxable	county:\$31,159 city:\$0 other:\$0 school:\$44,365

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
12/31/2025	\$235,000	1557 / 2220	WD	I	Q	01
2/23/2023	\$100	1485 / 1925	WD	I	U	11
10/25/2021	\$173,000	1451 / 757	WD	I	Q	01
12/1/2020	\$100	1425 / 1719	LE	I	U	14
1/29/2019	\$121,000	1377 / 1112	WD	I	Q	01
8/28/2018	\$100	1370 / 2147	QC	I	U	11
4/3/2013	\$100	1252 / 1065	LE	I	U	14
4/24/2009	\$100	1172 / 191	QC	I	U	11
7/7/2005	\$80,000	1051 / 853	WD	I	Q	
9/30/2003	\$100	996 / 042	WD	I	Q	06
2/13/1991	\$68,800	742 / 010	WD	I	Q	
6/29/1989	\$59,800	692 / 309	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	1448	2100	\$177,184

*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	0	\$756.00	540.00	18 x 30

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.190 AC)	1.1000/1.0000 1.0000/ /	\$24,750 /LT	\$24,750

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