

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values  
updated: 7/30/2026

Parcel: << 27-4S-17-08754-003 (47966) >>

Owner & Property Info

Result: 4 of 4

|                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                             |              |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner                                                                                                                                                                                                     | JENKINS CHARLES LACY JR<br>JENKINS SUSAN KAY<br>5310 SE COUNTRY CLUB RD<br>LAKE CITY, FL 32025-2216                                                                                                                                                                         |              |          |
| Site                                                                                                                                                                                                      | 5310 SE COUNTRY CLUB RD, LAKE CITY                                                                                                                                                                                                                                          |              |          |
| Description*                                                                                                                                                                                              | COMM SE COR OF NW1/4 OF SW1/4, RUN N 663.83 FT, W 40 FT, N 1000 FT, W 174.14 FT FOR POB, CONT W 274.80 FT, N 255.54 FT, N 40.05 FT, E 274.46 FT, S 54.12 FT, S 251.44 FT TO POB & COMM SE COR OF NW1/4 OF SW1/4, N 663.83 FT, W 40 FT TO W R/W OF SE COUNTRY CLU ...more>>> |              |          |
| Area                                                                                                                                                                                                      | 57.29 AC                                                                                                                                                                                                                                                                    | S/T/R        | 27-4S-17 |
| Use Code**                                                                                                                                                                                                | IMPROVED AG (5000)                                                                                                                                                                                                                                                          | 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              | \$32,200                                                | Mkt Land            | \$32,200                                                |
| Ag Land               | \$725                                                   | Ag Land             | \$18,569                                                |
| Building              | \$828,891                                               | Building            | \$819,782                                               |
| XFOB                  | \$140,530                                               | XFOB                | \$138,943                                               |
| Just                  | \$1,016,121                                             | Just                | \$1,315,345                                             |
| Class                 | \$1,002,346                                             | Class               | \$1,009,494                                             |
| Appraised             | \$1,002,346                                             | Appraised           | \$1,009,494                                             |
| SOH/10% Cap           | \$147,376                                               | SOH/10% Cap         | \$113,615                                               |
| Assessed              | \$854,970                                               | Assessed            | \$895,879                                               |
| Exempt                | HX HB VX                                                | Exempt              | HX HB VX                                                |
| Total Taxable         | county:\$799,248 city:\$0<br>other:\$0 school:\$824,970 | Total Taxable       | county:\$839,468 city:\$0<br>other:\$0 school:\$865,879 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 7/22/2025  | \$100      | 1545 / 755  | TR   | V   | U                     | 11    |
| 12/18/2024 | \$837,600  | 1529 / 2541 | WD   | I   | Q                     | 01    |
| 7/29/2022  | \$188,100  | 1473 / 493  | WD   | V   | Q                     | 01    |
| 3/7/2022   | \$100      | 1468 / 1395 | PR   | I   | U                     | 19    |
| 9/4/2014   | \$100      | 1281 / 641  | WD   | I   | U                     | 11    |
| 1/25/2008  | \$0        | 1148 / 994  | QC   | I   | Q                     | 01    |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2015     | 4444    | 8163      | \$819,782  |

\*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     | 2015     | \$4,468.00  | 2234.00 | 0 x 0   |
| 0263 | PRCH,USP       | 2020     | \$2,500.00  | 1.00    | x       |
| 9945 | Well/Sept      |          | \$7,000.00  | 1.00    | 0 x 0   |
| 0083 | DOCK-LAKE      | 2020     | \$1,320.00  | 1.00    | x       |
| 9947 | Septic         |          | \$3,000.00  | 1.00    | 0 x 0   |
| 0166 | CONC,PAVMT     | 2020     | \$7,500.00  | 1.00    | 37 x 40 |
| 0210 | GARAGE U       | 2020     | \$30,000.00 | 1.00    | 30 x 40 |
| 9947 | Septic         |          | \$3,000.00  | 1.00    | 0 x 0   |
| 0280 | POOL R/CON     | 2021     | \$42,185.00 | 648.00  | 18 x 36 |
| 0166 | CONC,PAVMT     | 2021     | \$6,120.00  | 2040.00 | x       |
| 0190 | FPLC PF        | 2021     | \$2,400.00  | 2.00    | x       |
| 0070 | CARPORT UF     | 2021     | \$5,800.00  | 1.00    | 30 x 25 |
| 0104 | GENERATOR PERM | 2021     | \$9,000.00  | 2.00    | x       |
| 0258 | PATIO          | 2021     | \$5,850.00  | 2925.00 | 65 x 45 |
| 0120 | CLFENCE 4      | 2021     | \$8,800.00  | 1600.00 | x       |

Land Breakdown

| Code | Desc             | Units     | Adjustments             | Eff Rate     | Land Value |
|------|------------------|-----------|-------------------------|--------------|------------|
| 0100 | SFR (MKT)        | 3.220 AC  | 1.0000/1.0000 1.0000/ / | \$10,000 /AC | \$32,200   |
| 6677 | PECANS (AG)      | 15.590 AC | 1.0000/1.0000 1.0000/ / | \$500 /AC    | \$7,795    |
| 6200 | PASTURE 3 (AG)   | 38.480 AC | 1.0000/1.0000 1.0000/ / | \$280 /AC    | \$10,774   |
| 9910 | MKT.VAL.AG (MKT) | 54.070 AC | 1.0000/1.0000 1.0000/ / | \$6,000 /AC  | \$324,420  |

