

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 8/6/2026

Parcel: << 12-5S-16-03602-000 (17626) >>

Owner & Property Info

Result: 1 of 1

Owner	STANZIANI BRITTANY R EVANS MICHAEL D 456 SW LITTLE RD LAKE CITY, FL 32024		
Site	456 SW LITTLE RD, LAKE CITY		
Description*	COMM NE COR OF SEC, S 266 FT FOR POB, CONT S 200.69 FT, W 348.50 FT, N 200.69 FT, E 348.50 FT TO POB. DC 1168-1362, DC 1254-2421, PB 1255-1265, PR 1285-328, WD 1456-194,		
Area	1.74 AC	S/T/R	12-5S-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	\$31,320	Mkt Land	\$36,280
Ag Land	\$0	Ag Land	\$0
Building	\$152,260	Building	\$152,260
XFOB	\$10,125	XFOB	\$10,125
Just	\$193,705	Just	\$198,665
Class	\$0	Class	\$0
Appraised	\$193,705	Appraised	\$198,665
SOH/10% Cap	\$35,073	SOH/10% Cap	\$35,750
Assessed	\$158,632	Assessed	\$162,915
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$107,910 city:\$0 other:\$0 school:\$133,632	Total Taxable	county:\$111,504 city:\$0 other:\$0 school:\$137,915

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
12/11/2021	\$202,000	1456 / 194	WD	I	Q	01
11/13/2014	\$93,500	1285 / 328	PR	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1968	1641	2025	\$152,260

*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
0294	SHED WOOD/VINYL	0	\$500.00	1.00	15 x 20
0060	CARPORT F	1993	\$1,350.00	360.00	18 x 20
0296	SHED METAL	1993	\$525.00	140.00	10 x 14
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0060	CARPORT F	1993	\$750.00	300.00	15 x 20

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$20,000 /AC	\$20,000
0000	VAC RES (MKT)	0.740 AC	1.0000/1.0000 1.0000/ /	\$22,000 /AC	\$16,280

Search Result: 1 of 1

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