

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 6/18/2026

Parcel: << 23-3S-16-02268-601 (7869) >>

Owner & Property Info

Owner	BESSONOFF PETER BESSONOFF VLADIMIR		
Site	225 NW SCENIC LAKE DR, LAKE CITY		
Description*	LOT 1 WOODBOROUGH S/D PHASE 8. 611-213, 918-1504, WD 992-719, WD 1062-970, WD 1442-1147,		
Area	1.21 AC	S/T/R	23-3S-16
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	\$38,500	Mkt Land	\$38,500
Ag Land	\$0	Ag Land	\$0
Building	\$521,042	Building	\$514,275
XFOB	\$34,373	XFOB	\$33,474
Just	\$593,915	Just	\$586,249
Class	\$0	Class	\$0
Appraised	\$593,915	Appraised	\$586,249
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$593,915	Assessed	\$586,249
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$593,915 city:\$0 other:\$0 school:\$593,915	Total Taxable	county:\$586,249 city:\$0 other:\$0 school:\$586,249

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
7/1/2021	\$530,000	1442 / 1147	WD	I	Q	01
10/18/2005	\$434,000	1062 / 970	WD	I	Q	
8/18/2003	\$335,000	992 / 719	WD	I	Q	
1/22/2001	\$20,000	918 / 1504	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	3344	4278	\$514,275

*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	2001	\$4,860.00	2430.00	0 x 0
0180	FPLC 1STRY	2001	\$2,000.00	1.00	0 x 0
0280	POOL R/CON	2003	\$11,984.00	428.00	0 x 0
0282	POOL ENCL	2003	\$8,640.00	1440.00	32 x 45
0120	CLFENCE 4	2009	\$3,770.00	580.00	0 x 0
0060	CARPORT F	2009	\$1,620.00	720.00	18 x 40
0294	SHED WOOD/VINYL	2009	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.210 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$38,500 /LT	\$38,500

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