

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 5/14/2026

Parcel: << 11-55-16-03564-103 (17451) >>

Owner & Property Info

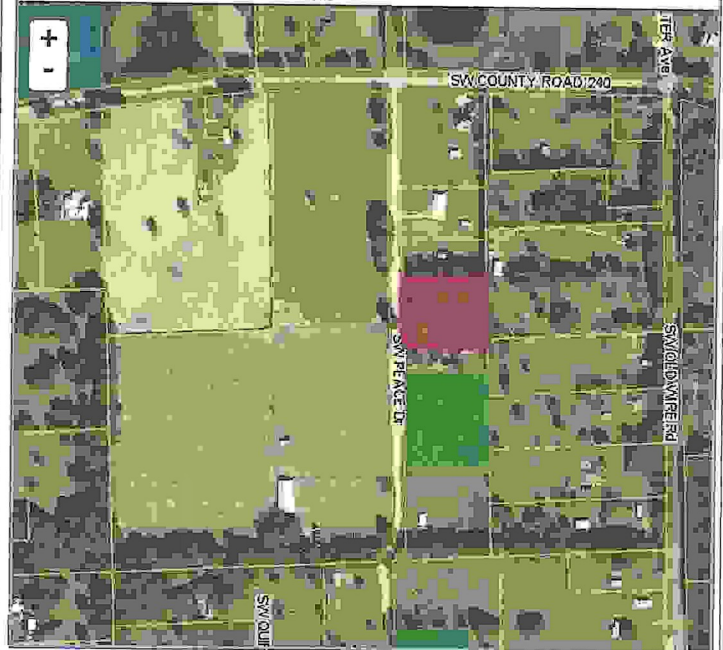
Result: 1 of 1

Owner	WAGAMAN TIMOTHY C 226 PEREGRINE PL COUNCIL BLUFFS, IA 51501		
Site	335 SW PEACE DR, LAKE CITY		
Description*	LOT 3 COLUMBIA MEADOWS S/D. EX 1.05 AC DESC IN ORB 960-512. 668-278, 722-517, 799-1064, 889-2397, WD 1567-2669		
Area	2.96 AC	S/T/R	11-5S-16
Use Code**	MOBILE HOME (0200)	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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$15,000	Mkt Land	\$17,500
Ag Land	\$0	Ag Land	\$0
Building	\$32,596	Building	\$34,228
XFOB	\$6,200	XFOB	\$6,200
Just	\$53,796	Just	\$57,928
Class	\$0	Class	\$0
Appraised	\$53,796	Appraised	\$57,928
SOH/10% Cap	\$4,563	SOH/10% Cap	\$3,772
Assessed	\$53,796	Assessed	\$57,928
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$49,233 city:\$0 other:\$0 school:\$53,796	Total Taxable	county:\$54,156 city:\$0 other:\$0 school:\$57,928

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
4/4/2026	\$160,000	1667 / 2669	WD	I	Q	01
11/25/1998	\$35,000	868 / 2397	WD	I	Q	
12/20/1994	\$23,405	799 / 1064	WD	I	Q	03
11/1/1988	\$9,000	668 / 278	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1988	1152	1332	\$34,228

*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
0296	SHED METAL	2010	\$200.00	1.00	0 x 0
0296	SHED METAL	2019	\$2,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0296	SHED METAL	2019	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	0.500 LT (2.960 AC)	1.0000/1.0000 1.0000/1	\$35,600 /LT	\$17,500

Search Result: 1 of 1