

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/27/2025

Parcel: << **34-3S-17-07018-170 (27346)** >>

Owner & Property Info

Result: 1 of 1

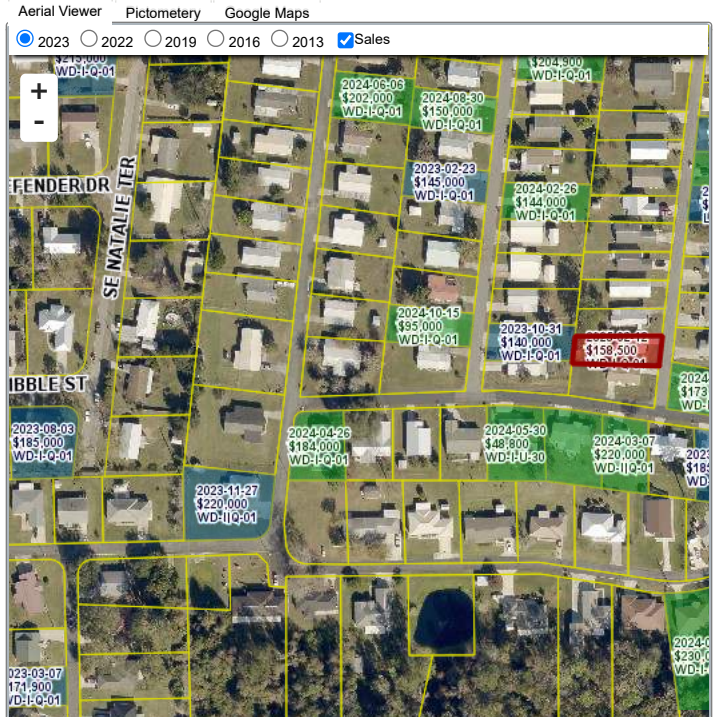
Owner	BRETTAUER CANDACE BRETTAUER LARRY D PO BOX 1046 LAKE CITY, FL 32053		
Site	216 SE JENESE WAY, LAKE CITY		
Description*	LOT 70 EASTSIDE VILLAGE S/D. 771-841, PB 1453-2003, PB 1485-682, WD 1499-643, DC 1528-424, PB 1529-997, WD 1533-584,		
Area	0.14 AC	S/T/R	34-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$22,500	Mkt Land	\$22,500
Ag Land	\$0	Ag Land	\$0
Building	\$91,241	Building	\$91,241
XFOB	\$1,022	XFOB	\$1,022
Just	\$114,763	Just	\$114,763
Class	\$0	Class	\$0
Appraised	\$114,763	Appraised	\$114,763
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$49,038	Assessed	\$114,763
Exempt	HX HB \$25,000	Exempt	\$0
Total Taxable	county:\$24,038 city:\$0 other:\$0 school:\$24,038	Total Taxable	county:\$114,763 city:\$0 other:\$0 school:\$114,763

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
2/12/2025	\$158,500	1533 / 584	WD	I	Q	01
12/11/2024	\$0	1529 / 997	PB	I	U	18
9/15/2023	\$145,000	1499 / 643	WD	I	Q	01
2/23/2023	\$0	1485 / 682	PB	I	U	18
12/1/2021	\$0	1453 / 2003	PB	I	U	18
2/19/1993	\$46,400	771 / 841	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1993	882	1376	\$91,241

*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	\$1,022.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.140 AC)	1.0000/1.0000 1.0000/ /	\$22,500 /LT	\$22,500

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