

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 10/9/2025

Parcel: << 12-3S-15-00167-212 (528) >>

**Owner & Property Info**

Result: 1 of 1

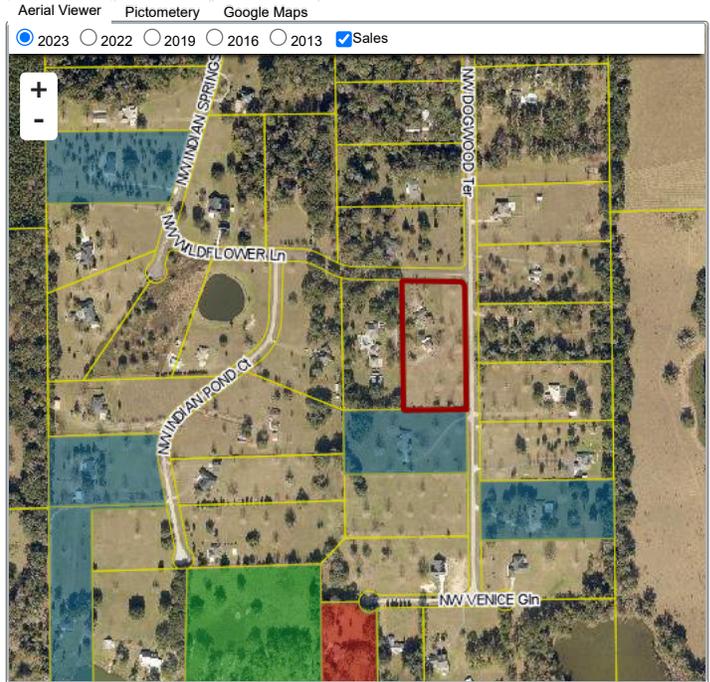
Owner	<b>BRECHEN CONNIE S</b> 152 NW WILDFLOWER LN LAKE CITY, FL 32055		
Site	152 NW WILDFLOWER LN, LAKE CITY		
Description*	LOT 5 BLOCK B OAKHAVEN S/D UNIT 2. ORB 831-2466,854-1911, 959-269,QC 1270-592		
Area	4.15 AC	S/T/R	12-3S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*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	\$50,000	Mkt Land	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$282,500	Building	\$292,804
XFOB	\$29,770	XFOB	\$29,770
Just	\$362,270	Just	\$377,574
Class	\$0	Class	\$0
Appraised	\$362,270	Appraised	\$377,574
SOH/10% Cap	\$123,023	SOH/10% Cap	\$124,591
Assessed	\$239,247	Assessed	\$252,983
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$189,247 city:\$0 other:\$0 school:\$214,247	Total Taxable	county:\$202,261 city:\$0 other:\$0 school:\$227,983

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
2/18/2014	\$0	1270 / 592	QC	I	U	11
7/31/2002	\$220,000	959 / 269	WD	I	Q	
3/6/1998	\$177,900	854 / 1911	WD	I	Q	
12/11/1996	\$24,500	831 / 2466	WD	V	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1997	2740	3186	\$283,925
Sketch	BARN (8600)	1997	864	1188	\$8,879

\*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
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	1997	\$1,298.00	865.00	0 x 0
0280	POOL R/CON	2000	\$16,128.00	576.00	16 x 36
0282	POOL ENCL	2000	\$9,000.00	2000.00	40 x 50
0296	SHED METAL	2005	\$500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2016	\$100.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2016	\$504.00	336.00	14 x 24
0252	LEAN-TO W/O FLOOR	2016	\$240.00	160.00	8 x 20

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (4.150 AC)	1.0000/1.0000 1.0000//	\$55,000 /LT	\$55,000

Search Result: 1 of 1

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