

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/20/2025

Parcel: << **26-4S-15-00401-123 (1571)** >>

Owner & Property Info

Result: 1 of 1

Owner	WARD GWEN J 2620 EDEN OAKS CV GREEN COVE SPRINGS, FL 32043		
Site	8160 SW COUNTY ROAD 242, LAKE CITY		
Description*	LOT 3 BLOCK B LANGTREE S/D. 812-2385, 884-1809, DC 1482-1588		
Area	5.04 AC	S/T/R	26-4S-15
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.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$195,314	Building	\$187,897
XFOB	\$17,784	XFOB	\$17,784
Just	\$263,098	Just	\$255,681
Class	\$0	Class	\$0
Appraised	\$263,098	Appraised	\$255,681
SOH/10% Cap	\$125,449	SOH/10% Cap	\$0
Assessed	\$137,649	Assessed	\$255,681
Exempt	98 HX HB \$137,649	Exempt	\$0
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$255,681 city:\$0 other:\$0 school:\$255,681

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.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/28/1994	\$17,900	812 / 2385	AD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2013	2356	2752	\$187,897

*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	2005	\$500.00	1.00	0 x 0
0190	FPLC PF	2013	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2013	\$1,296.00	144.00	12 x 12

0296	SHED METAL	2013	\$3,888.00	432.00	18 x 24
0040	BARN,POLE	2013	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2016	\$200.00	1.00	0 x 0
0060	CARPORT F	2016	\$600.00	1.00	0 x 0
0263	PRCH,USP	2016	\$600.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	2016	\$300.00	1.00	0 x 0
0060	CARPORT F	2016	\$1,700.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.040 AC)	1.0000/1.0000 1.0000/ /	\$50,000 /LT	\$50,000

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