

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 2/6/2025

Parcel: << 26-4S-15-00401-102 (1560) >>

Owner & Property Info

Result: 1 of 1

Owner	FERNANDEZ FAMILY FARMS LLC 1135 LINCOLN ST HOLLYWOOD, FL 33019		
Site	7752 SW COUNTY ROAD 242, LAKE CITY		
Description*	LOT 2 BLOCK A LANGTREE S/D. 789-2409, 932-300, 955-1279, 965-632, 997-2490 WD 1044-2513 & 2514, WD 1049-991, WD 1526-3,		
Area	5.01 AC	S/T/R	26-4S-15
Use Code**	AC/XFOB (9901)	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	\$0	Building	\$0
XFOB	\$7,720	XFOB	\$7,720
Just	\$57,720	Just	\$57,720
Class	\$0	Class	\$0
Appraised	\$57,720	Appraised	\$57,720
SOH/10% Cap	\$7,541	SOH/10% Cap	\$0
Assessed	\$57,720	Assessed	\$57,720
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$50,179 city:\$0 other:\$0 school:\$57,720	Total Taxable	county:\$57,720 city:\$0 other:\$0 school:\$57,720

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
10/22/2024	\$70,000	1526 / 003	WD	I	Q	01
6/10/2005	\$94,000	1049 / 991	WD	I	Q	
4/26/2005	\$53,100	1044 / 2514	WD	I	U	07
4/26/2005	\$100	1044 / 2513	WD	I	Q	04
11/13/2002	\$29,900	997 / 2490	AG	V	Q	03
8/28/2002	\$28,900	965 / 632	QC	I	Q	03
3/30/2002	\$29,900	955 / 1279	AG	I	Q	03
1/16/2001	\$18,200	932 / 300	QC	V	Q	03
11/9/1993	\$17,900	789 / 2409	AG	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0040	BARN,POLE	2004	\$720.00	576.00	24 x 24
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9901	AC/XFOB (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$50,000 /LT	\$50,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

