

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/28/2024

Parcel: << 34-3S-17-07228-000 (27601) >>

Owner & Property Info

Result: 2 of 2

Owner	TANNER CAGNEY L TANNER SHELBY M 294 SE GOLF CLUB AVE LAKE CITY, FL 32025		
Site	294 SE GOLF CLUB AVE, LAKE CITY		
Description*	LOT 5 BLOCK 12 COUNTRY CLUB ESTATES REPLAT S/D. LE 1208-1821, QC 1218-1817, LE 1218-1819, DC 1288-2498, DC 1288-2499, WD 1330-317,		
Area	0.227 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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$129,106	Building	\$129,106
XFOB	\$1,380	XFOB	\$1,380
Just	\$148,986	Just	\$148,986
Class	\$0	Class	\$0
Appraised	\$148,986	Appraised	\$148,986
SOH/10% Cap	\$60,315	SOH/10% Cap	\$57,655
Assessed	\$88,671	Assessed	\$91,331
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$38,671 city:\$0 other:\$0 school:\$63,671	Total Taxable	county:\$41,331 city:\$0 other:\$0 school:\$66,331

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
1/30/2017	\$46,000	1330 / 317	WD	I	Q	01
6/13/2011	\$100	1218 / 1819	LE	I	U	14
6/13/2011	\$100	1218 / 1817	QC	I	U	11
1/11/2011	\$100	1208 / 1821	WD	I	U	30

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1964	1441	1917	\$129,106

*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	\$300.00	1.00	0 x 0
0258	PATIO	0	\$80.00	1.00	0 x 0
0080	DECKING	1993	\$200.00	1.00	11 x 19
0296	SHED METAL	1993	\$800.00	1.00	23 x 24

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.227 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Search Result: 2 of 2

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VALUATION SUMMARY		

VALUATION BY		Tax Dist:	STANDARD
Tax Group: 2			
BUILDING MARKET VALUE			132,796
TOTAL MARKET OPAE VALUE			1,380
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			152,678
SOH/AGL Deduction			61,436
ASSESSED VALUE			91,242
TOTAL EXEMPTION VALUE		RX HB	50,722
BASE TAXABLE VALUE			40,520
TOTAL JUST VALUE			152,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
11330/0317	1/30/2017	WD	Q	I	01	46,000			
GRANTOR: JAMES D BROWN & DEBORAH Y									
GRANTEE: CAGNEY L & SHELLEY M									
121218/1819	6/13/2011	LE	U	I	14	100			
GRANTOR: JAMES D & DEBORAH Y									

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 F57= W12 S8 E12 N8558 BAS= W12 FCP= N12 S21 E12 N215
S21 E12 N215S21 E7 FOP= S8 E16 N8 W165 E34 N295.

[illegible]