

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

Search Result: 2 of 2

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



LOT 5 BLOCK 12 COUNTRY CLUB
ESTATES REPIAT S/D
LE 1208-1821, QC 1218-1817, LE
TANNER CAGNEY I./TANNER SHELBY M
294 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2025

34-3S-17-07228-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVB	ECON	FNCI	NORM	% COND
0100	01	1,595	118,6020	128.09	204,304	1964	1964	0	0	0	35.00
Heated Area: 1441											
HX Base Yr 2018											



COLUMBIACOUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist	STANDARD
BUILDING MARKET VALUE		132,798
TOTAL MARKET OBX/F 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		50,722
BASE TAXABLE VALUE		40,520
TOTAL JUST VALUE		152,678
INCON VALUE		0
PREVIOUS YEAR MKT VALUE		148,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048508	Roof Replacement	5,500	10/26/2023
28522	MAINT/ALTR	0	04/29/2010

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
1330/0317	1/30/2017	INST	U	I	01	46,000

GRANTOR: JAMES D BROWN & DEBORAH Y
GRANTEE: CAGNEY I. & SHELBY M
1218/1819 6/13/2011 LE U I 14 100
GRANTOR: JAMES H & JOYCE E BRO
GRANTEE: JAMES D & DEBORAH Y

BUILDING DIMENSIONS

BAS= W41 E37= W12 S8 E12 N83S8 BAS= W12 ECP= W12 S21 E12 N21S
S21 E12 N21S21 E7 FOP= S8 E16 N8 W16S E34 N29S.

TOTALS 1,917 1,595 132,798

EXTRA FEATURES

L	OBX/F	DESCRIPTION	BLD CAP	L	W	UNITS	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES
1	0166	CONC, PAYMNT	0 100	0	0	1.00	UT 0.00	0.00	100	0	0	3 100	300	
2	0258	PATIO	0 100	0	0	1.00	UT 0.00	0.00	100	0	0	3 100	80	
3	0080	DECKING	0 100	11 19		1.00	UT 0.00	0.00	100	1993	1993	3 100	200	
4	0296	SHED METAL	0 100	23 24		1.00	UT 0.00	0.00	100	1993	1993	3 100	800	

LAND DESCRIPTION

L	USE	CLS	DESCRIPTION	CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT D	DPTH	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		RSP-2	82.00	121.00	1.00	LT	1.00	1.00	18,500.00	18,500.00	18,500.00	18,500

BUD DATE

INC DATE

YEAR

ACTUAL

Q

% COND

OBX/F MKT VALUE

NOTES

LG DATE

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MTD

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