

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/26/2025

Parcel: << 23-3S-16-02272-107 (8004) >>

Owner & Property Info

Result: 1 of 1

Owner	ROWAND SUE B REVOC TRUST 182 NW EMPORIA GLN LAKE CITY, FL 32055		
Site	182 NW EMPORIA GLN, LAKE CITY		
Description*	LOT 7 LAKEWOOD ESTATES S/D. ORB 818-1316, 819-2183, 867-445, 874-347,		
Area	6.13 AC	S/T/R	23-3S-16
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	\$75,000	Mkt Land	\$75,000
Ag Land	\$0	Ag Land	\$0
Building	\$391,259	Building	\$412,382
XFOB	\$80,000	XFOB	\$78,358
Just	\$546,259	Just	\$565,740
Class	\$0	Class	\$0
Appraised	\$546,259	Appraised	\$565,740
SOH/10% Cap	\$152,254	SOH/10% Cap	\$160,309
Assessed	\$394,005	Assessed	\$405,431
Exempt	HX HB WX \$55,000	Exempt	HX HB WX \$55,722
Total Taxable	county:\$339,005 city:\$0 other:\$0 school:\$364,005	Total Taxable	county:\$349,709 city:\$0 other:\$0 school:\$375,431

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
10/7/1998	\$54,000	867 / 445	WD	V	Q	
3/30/1996	\$45,000	819 / 2183	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2007	2739	4169	\$412,382

*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
0180	FPLC 1STRY	2007	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2007	\$22,122.00	7374.00	0 x 0
0083	DOCK-LAKE	2014	\$5,060.00	1100.00	0 x 0
0280	POOL R/CON	2023	\$32,928.00	480.00	x
0282	POOL ENCL	2023	\$13,608.00	1008.00	26 x 43
0166	CONC,PAVMT	2023	\$2,640.00	528.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0133	SFR LAKE (MKT)	1.000 LT (6.130 AC)	1.0000/1.0000 1.0000/ /	\$75,000 /LT	\$75,000

Search Result: 1 of 1

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

