

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/23/2025

Parcel: << **26-3S-16-02309-059 (8506)** >>

Owner & Property Info

Result: 1 of 1

Owner	ERVIN MANAGEMENT LLC 10921 NW 49TH DR CORAL SPRINGS, FL 33076		
Site	265 NW HARRIS LAKE DR, LAKE CITY		
Description*	LOT 59 FAIRWAY VIEW UNIT 1 ORB 433-268, DC EDWARD SWANKO 1001-2650, WD 1001-2652, WD 1001-2652, WD 1027-2934, CT 1277-1857, WD 1285-1833, QCD 1290-474		
Area	0.92 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

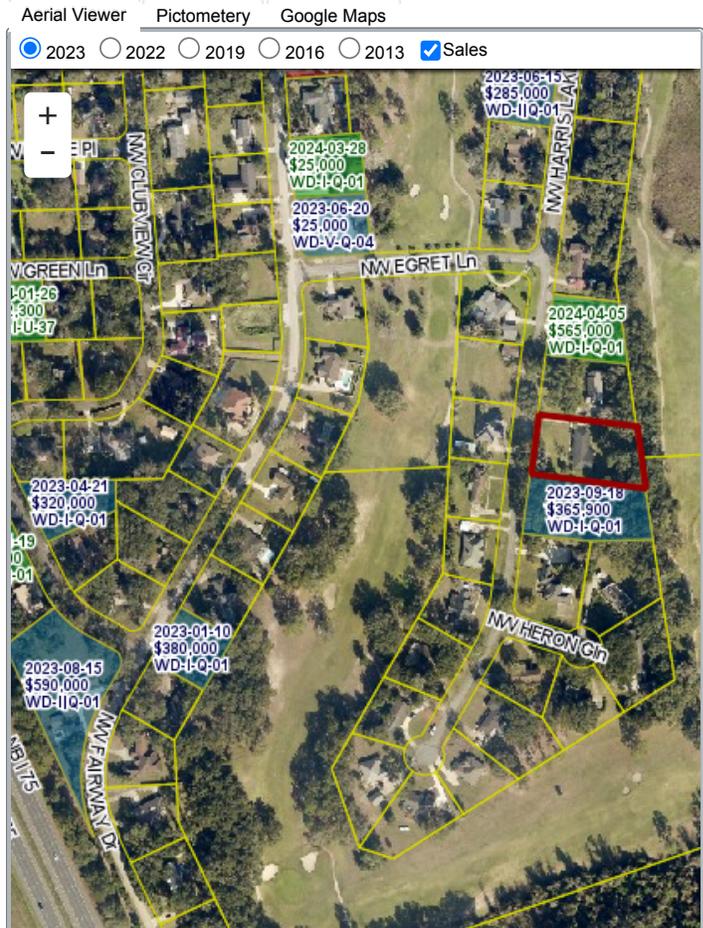
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2025 Certified Values		2026 Working Values	
Mkt Land	\$57,600	Mkt Land	\$67,200
Ag Land	\$0	Ag Land	\$0
Building	\$213,132	Building	\$227,344
XFOB	\$6,178	XFOB	\$6,178
Just	\$276,910	Just	\$300,722
Class	\$0	Class	\$0
Appraised	\$276,910	Appraised	\$300,722
SOH/10% Cap	\$26,252	SOH/10% Cap	\$0
Assessed	\$276,910	Assessed	\$300,722
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$250,658 city:\$0 other:\$0 school:\$276,910	Total Taxable	county:\$300,722 city:\$0 other:\$0 school:\$300,722

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
2/26/2015	\$100	1290 / 474	QC	I	U	30
11/3/2014	\$89,300	1285 / 1833	WD	I	U	18
2/26/2014	\$100	1277 / 1857	CT	I	U	18
10/11/2004	\$227,428	1027 / 2934	WD	I	Q	
12/10/2003	\$195,000	1001 / 2652	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	2991	3810	\$227,344

*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	\$2,478.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0169	FENCE/WOOD	2017	\$2,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0140	SFR GOLF (MKT)	1.000 LT (0.920 AC)	1.0000/1.0000 1.0000/1.9200000 /	\$67,200 /LT	\$67,200

Search Result: 1 of 1

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