

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/31/2024

Parcel: 26-3S-16-02308-008 (8342) >>

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|---|--------------|----------|
| Owner | BOYD LYNNE DEVANE PAYNE 900 NW FRONTIER DR LAKE CITY, FL 32055 | | |
| Site | 900 NW FRONTIER DR, LAKE CITY | | |
| Description* | COMM SE COR OF LOT 17, FAIRWAY VIEW UNIT 4, RUN SE 57.78 FT, S 150 FT FOR POB, E 491.35 FT SE 15.19 FT, CONT SE 23.55 FT, S 285.48 FT, W 525 FT, N 300 FT, TO POB. LE 1502-2187 | | |
| Area | 3.62 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

| 2024 Certified Values | | 2025 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$18,100 | Mkt Land | \$18,100 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$479,064 | Building | \$479,064 |
| XFOB | \$53,057 | XFOB | \$53,057 |
| Just | \$550,221 | Just | \$550,221 |
| Class | \$0 | Class | \$0 |
| Appraised | \$550,221 | Appraised | \$550,221 |
| SOH/10% Cap | \$200,300 | SOH/10% Cap | \$189,802 |
| Assessed | \$349,921 | Assessed | \$360,419 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,000 |
| Total Taxable | county:\$299,921 city:\$0 other:\$0 school:\$324,921 | Total Taxable | county:\$310,419 city:\$0 other:\$0 school:\$335,419 |

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.

Aerial Viewer Pictometry Google Maps

© 2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 10/26/2023 | \$100 | 1502 / 2187 | LE | I | U | 14 |
| 3/20/1992 | \$145,000 | 768 / 560 | WD | V | U | 35 |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1993 | 3656 | 5680 | \$479,064 |

*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 |
|------|------------------|----------|-------------|---------|----------|
| 0280 | POOL R/CON | 1993 | \$23,296.00 | 832.00 | 32 x 16 |
| 0166 | CONC,PAVMT | 0 | \$4,325.00 | 3089.00 | 0 x 0 |
| 0180 | FPLC 1STRY | 0 | \$4,000.00 | 2.00 | 0 x 0 |
| 0260 | PAVEMENT-ASPHALT | 2003 | \$5,768.00 | 5244.00 | 12 x 437 |
| 0282 | POOL ENCL | 2012 | \$14,918.00 | 2210.00 | 34 x 65 |
| 0070 | CARPORT UF | 2018 | \$750.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------|----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 3.620 AC | 1.0000/1.0000 1.0000/ / | \$5,000 /AC | \$18,100 |

Search Result: 1 of 1

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by: GrizzlyLogic.com

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