

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 1/9/2025

Parcel: << 26-3S-16-02305-102 (8270) >>

Owner & Property Info

Result: 1 of 1

Owner	RUSSELL ALVIN 246 NW SECLUDED GLN LAKE CITY, FL 32055		
Site	246 NW SECLUDED GLN, LAKE CITY		
Description*	LOT 2 MAX RAVNDAL S/D UNREC: COMM NE COR OF SEC, W 1114.22 FT, S 193.91 FT, NE 500.34 FT FOR POB, CONT E 142.79 FT, SE ALONG CURVE 495.39 FT, SW 675.93 FT, NW 560.56 FT, NE 1003.77 FT TO POB. 801-918, 834-1501, WD 1463-1983, LE 1481-1809		
Area	11.18 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	\$89,440	Mkt Land	\$89,440
Ag Land	\$0	Ag Land	\$0
Building	\$572,277	Building	\$572,277
XFOB	\$5,259	XFOB	\$5,259
Just	\$666,976	Just	\$666,976
Class	\$0	Class	\$0
Appraised	\$666,976	Appraised	\$666,976
SOH/10% Cap	\$23,351	SOH/10% Cap	\$4,042
Assessed	\$643,625	Assessed	\$662,934
Exempt	HX HB WR \$55,000	Exempt	HX HB WR \$55,000
Total Taxable	county:\$588,625 city:\$0 other:\$0 school:\$613,625	Total Taxable	county:\$607,934 city:\$0 other:\$0 school:\$632,934

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
12/14/2022	\$100	1481 / 1809	PB	I	U	14
4/1/2022	\$647,500	1463 / 1983	WD	I	Q	01
2/6/1997	\$38,500	834 / 1501	WD	V	Q	
1/30/1995	\$37,000	801 / 917	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1998	3006	4774	\$572,277

*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	1998	\$1,509.00	1006.00	0 x 0
0170	FPLC 2STRY	1998	\$2,750.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2017	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	11.180 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$89,440

Search Result: 1 of 1

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