## **Columbia County Property Appraiser**

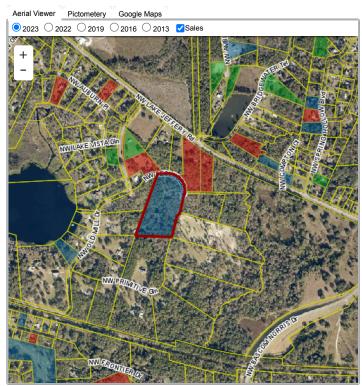
Jeff Hampton

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

Owner & Property Info Result: 1 of						
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 <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> 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.

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		y:\$588,625 city:\$0 0 school:\$613,625			y:\$607,934 city:\$0 0 school:\$632,934



▼ 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         \$572,27									
Ш	*Bildq 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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2025 Working Values updated: 1/9/2025

https://columbia.floridapa.com/gis/

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