

Columbia County Property Appraiser  
Jeff Hampton

2024 Working Values  
updated: 2/1/2024

Parcel: << 26-3S-15-00230-000 (753) >>

Owner & Property Info

Result: 54 of 329

Owner

DAVIS DEMI  
9894 W US HIGHWAY 90  
LAKE CITY, FL 32055

Site

9894 W US HIGHWAY 90, LAKE CITY

Description\*

BEG NW COR OF SE1/4 OF NW1/4, RUN E 521.74 FT, S 661.52 FT, W 616.35 FT, N 566.54 FT, N 42 DEG E 133.79 FT TO POB, EX 1 AC DESC IN QC 1173-1310, 901-2208, QC 1277-669, DC 1281-432, DC 1454-270, QC 1454-271, WD 1495-359

Area

8.27 AC

S/T/R

26-3S-15

Use Code\*\*

SINGLE FAMILY (0100)

Tax District

3

\*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 |                                                      |                     |                                                      |
|------------------------------|------------------------------------------------------|---------------------|------------------------------------------------------|
| 2023 Certified Values        |                                                      | 2024 Working Values |                                                      |
| Mkt Land                     | \$52,101                                             | Mkt Land            | \$52,101                                             |
| Ag Land                      | \$0                                                  | Ag Land             | \$0                                                  |
| Building                     | \$157,967                                            | Building            | \$157,967                                            |
| XFOB                         | \$3,747                                              | XFOB                | \$3,747                                              |
| Just                         | \$213,815                                            | Just                | \$213,815                                            |
| Class                        | \$0                                                  | Class               | \$0                                                  |
| Appraised                    | \$213,815                                            | Appraised           | \$213,815                                            |
| SOH Cap [?]                  | \$10,336                                             | SOH Cap [?]         | \$0                                                  |
| Assessed                     | \$213,815                                            | Assessed            | \$213,815                                            |
| Exempt                       | \$0                                                  | Exempt              | HX HB \$50,000                                       |
| Total Taxable                | county:\$203,479 city:\$0 other:\$0 school:\$213,815 | Total Taxable       | county:\$163,815 city:\$0 other:\$0 school:\$188,815 |

| Sales History |            |           |      |     |                       |       |  |
|---------------|------------|-----------|------|-----|-----------------------|-------|--|
| Sale Date     | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |  |
| 6/15/2023     | \$64,000   | 1495/0359 | WD   | I   | U                     | 16    |  |
| 8/7/2020      | \$100      | 1454/0271 | QC   | I   | U                     | 11    |  |
| 6/30/2014     | \$64,100   | 1277/0669 | QC   | I   | U                     | 30    |  |
| 4/28/2000     | \$180,000  | 0901/2208 | WD   | I   | Q                     |       |  |

| ▼ Building Characteristics                                                                                                                                                                                   |                   |          |         |           |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|---------|-----------|------------|
| Bldg Sketch                                                                                                                                                                                                  | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
| Sketch                                                                                                                                                                                                       | SINGLE FAM (0100) | 1988     | 2344    | 2847      | \$157,967  |
| *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 (Codes) |            |          |            |        |         |
|----------------------------------------|------------|----------|------------|--------|---------|
| Code                                   | Desc       | Year Blt | Value      | Units  | Dims    |
| 0258                                   | PATIO      | 0        | \$717.00   | 512.00 | 32 x 16 |
| 0166                                   | CONC,PAVMT | 0        | \$630.00   | 450.00 | 18 x 25 |
| 0180                                   | FPLC 1STRY | 2005     | \$2,000.00 | 1.00   | 0 x 0   |
| 0296                                   | SHED METAL | 2005     | \$400.00   | 1.00   | 0 x 0   |

| Land Breakdown |           |          |                                 |             |            |
|----------------|-----------|----------|---------------------------------|-------------|------------|
| Code           | Desc      | Units    | Adjustments                     | Eff Rate    | Land Value |
| 0100           | SFR (MKT) | 8.270 AC | 1.0000/1.0000 1.0000/.9000000 / | \$6,300 /AC | \$52,101   |

