

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 12/19/2024

Parcel: << 26-3S-16-02305-105 (8273) >>

Owner & Property Info

Result: 1 of 1

Owner	RADER DAVID J & RACHEL D RADER RACHEL D 727 NW OLD MILL DR LAKE CITY, FL 32055		
Site	727 NW OLD MILL DR, LAKE CITY		
Description*	COMM INTERS OF E LINE OF SEC & N R/W CSX RR, SAID PT BEING ON A CURVE, RUN W/LY ALONG CURVE 156.38 FT, N 73 DG W 389.60 FT S 105.47 FT, N 73 DG W STILL ALONG SAID R/W, 1419.60 FT FOR POB, CONT W ALONG R/W 398.51 FT TO A PT ON E'RLY LINE OF A PRIV 60-FOOT RD, SAID PT BEING ON A CURVE, RUN N'R/LY ALONG CURVE 249.93 FT, N 3 DG W 354.70 FT TO PT OF CURVE, N'R/LY ALONG ARC OF SAID CURVE 191.88 FT, S 66 DG E 300 FT TO PT OF CURVE, E'RLY ALONG CURVE 129.11 FT, S 16 DG W 659.78 FT TO POB (PART OF LOT 5 MAX RAVNDAL S/D UNR). 797-1321, WD 1022-1317, DC 1229-2573, WD 1289-1352, WD 1386-746, WD 1387-1330, <<<less		
Area	5.33 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.

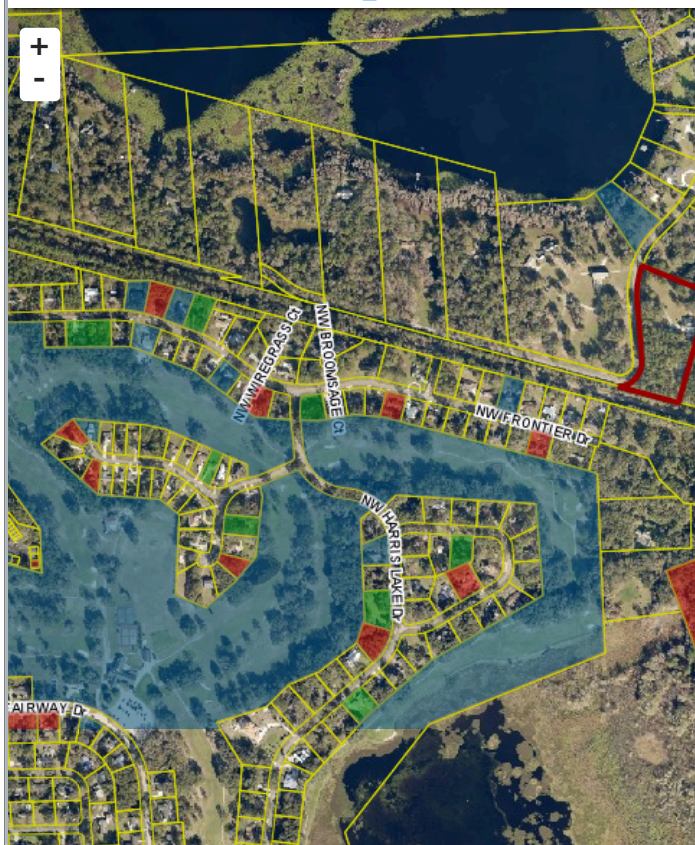
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$45,305	Mkt Land	\$45,305
Ag Land	\$0	Ag Land	\$0
Building	\$455,286	Building	\$455,286
XFOB	\$55,125	XFOB	\$55,125
Just	\$555,716	Just	\$555,716
Class	\$0	Class	\$0
Appraised	\$555,716	Appraised	\$555,716
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$555,716	Assessed	\$555,716
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$555,716 city:\$0 other:\$0 school:\$555,716	Total Taxable	county:\$555,716 city:\$0 other:\$0 school:\$555,716

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
6/21/2019	\$100	1387 / 1330	WD	I	U	11
6/10/2019	\$397,000	1386 / 746	WD	I	Q	01
2/11/2015	\$100	1289 / 1352	WD	I	U	11
7/29/2004	\$305,000	1022 / 1317	WD	I	Q	
10/11/1994	\$36,000	797 / 1321	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	2676	6980	\$455,286

*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	1996	\$1,856.00	928.00	0 x 0
0180	FPLC 1STRY	1996	\$2,000.00	1.00	0 x 0
0296	SHED METAL	1996	\$400.00	80.00	8 x 10
0166	CONC.PAVMT	1996	\$2,240.00	1120.00	0 x 0
0280	POOL R/CON	2009	\$18,469.00	388.00	0 x 0
0169	FENCE/WOOD	2009	\$2,560.00	1.00	0 x 0
0070	CARPORT UF	2017	\$1,000.00	1.00	0 x 0
0060	CARPORT F	2018	\$6,600.00	600.00	20 x 30
0210	GARAGE U	2018	\$20,000.00	1.00	20 x 30

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.330 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$45,305

Search Result: 1 of 1

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