

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 4/27/2023

Parcel: << 28-3S-16-02372-389 (9075) >>

Owner & Property Info

Result: 3 of 3

Owner	FANNON MICHAEL ALLEN FANNON JOANNA LUCILLE 256 NW CHARLOTTE GLN LAKE CITY, FL 32055-5018		
Site	256 NW CHARLOTTE GLN, LAKE CITY		
Description*	LOT 89 EMERALD LAKES PHASE 3. 814-1147, 908-2055, 916-282, 938-1911, 947-2116, DC 1356-209, WD 1383-1792, LE 1385-1178, DC 1413-1065, WD 1438-2594,		
Area	0.5 AC	S/T/R	28-3S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$152,362	Building	\$172,363
XFOB	\$4,006	XFOB	\$4,006
Just	\$178,368	Just	\$204,369
Class	\$0	Class	\$0
Appraised	\$178,368	Appraised	\$204,369
SOH Cap [?]	\$0	SOH Cap [?]	\$20,650
Assessed	\$178,368	Assessed	\$183,719
Exempt	HX HB SX \$100,000	Exempt	HX HB SX \$100,000
Total	county:\$78,368	Total	county:\$83,719
Taxable	city:\$0 other:\$0 school:\$153,368	Taxable	city:\$0 other:\$0 school:\$158,719

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/28/2021	\$209,500	1438/2594	WD	I	Q	01
5/29/2019	\$100	1385/1178	LE	I	U	14
4/30/2019	\$146,000	1383/1792	WD	I	Q	01
1/18/2002	\$103,000	0947/2116	WD	I	Q	
10/22/2001	\$104,000	0938/1911	WD	I	Q	
12/8/2000	\$87,000	0916/0282	WD	I	Q	
8/15/2000	\$17,500	0908/2055	WD	V	Q	

Building Characteristics

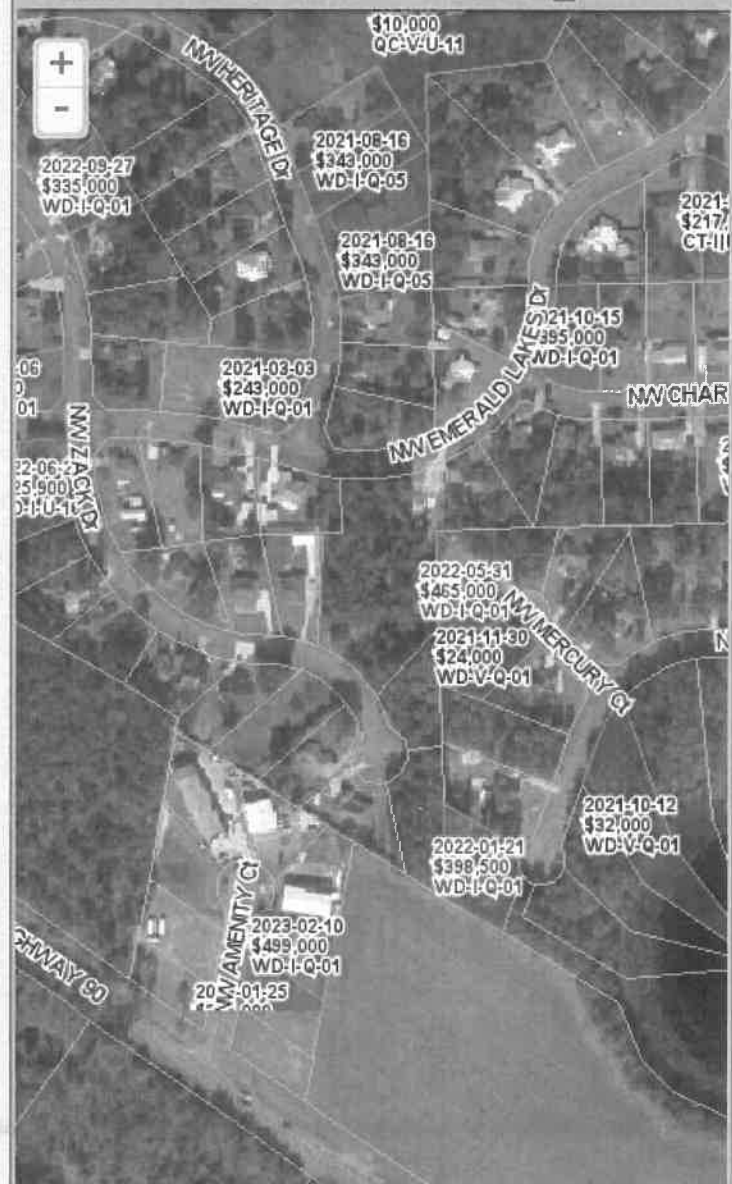
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	1640	1787	\$172,363

*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)

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2000	\$3,606.00	2404.00	0 x 0
0296	SHED METAL	2000	\$400.00	80.00	8 x 10

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

Search Result: 3 of 3