

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 4/17/2025

Parcel: << 34-3S-17-07018-191 (27367) >>

Owner & Property Info

Result: 1 of 1

Owner	HORNAN DARRYL HORNAN MARIANNA 3574 SROCK RD MONROE, GA 30656		
Site	171 SE TRISTIN LN, LAKE CITY		
Description*	LOT 91 EASTSIDE VILLAGE S/D, 716-033, 732-025, 752-1220, 869-591, PB 901-19 THRU 33, 917-2350, 928-345, 985-1553, QC 1021-2450, WD 1315-2418, TR 1315-2419,		
Area	0.17 AC	S/T/R	34-3S-17
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	\$22,500	Mkt Land	\$22,500
Ag Land	\$0	Ag Land	\$0
Building	\$116,488	Building	\$119,811
XFOB	\$1,730	XFOB	\$1,730
Just	\$140,718	Just	\$144,041
Class	\$0	Class	\$0
Appraised	\$140,718	Appraised	\$144,041
SOH/10% Cap	\$54,044	SOH/10% Cap	\$54,853
Assessed	\$86,674	Assessed	\$89,188
Exempt	HX HB SX	Exempt	HX HB SX
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$61,674	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$64,188

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.



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
5/26/2016	\$88,500	1315 / 2419	TR	I	Q	01	
5/21/2016	\$100	1315 / 2418	WD	I	U	11	
6/9/2003	\$73,500	985 / 1553	WD	I	Q		
5/31/2001	\$71,000	928 / 345	WD	I	Q		
9/24/1990	\$60,800	732 / 025	WD	V	U	32	

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	1990	1196	1986	\$119,811	

*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	
0120	CLFENCE 4	2003	\$1,080.00	240.00	0 x 0	
0166	CONC,PAVMT	2003	\$600.00	1.00	0 x 0	
0169	FENCE/WOOD	2012	\$50.00	1.00	0 x 0	

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.170 AC)	1.0000/1.0000 1.0000/ /	\$22,500 /LT	\$22,500

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