

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 12/12/2024

Parcel: 28-2S-16-01772-122 (5731)

Owner & Property Info

Result: 9 of 11

Owner	BLANCHARD JOHN C IV 427 NW CRACKNEL WAY LAKE CITY, FL 32055		
Site	427 NW CRACKNEL WAY, LAKE CITY		
Description*	LOT 22 BLOCK A SUWANNEE HILLS S/D. 780-768, 786-1751, 814-1477, WD 993-1339, FJ 1010-941, WD 1016-1105, WD 1212-1740, FJ 1468-613, QC 1481-1495, QC 1481-1495		
Area	5.01 AC	S/T/R	28-2S-16
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

2024 Certified Values		2025 Working Values	
Mkt Land	\$35,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$168,800	Building	\$168,800
XFOB	\$49,397	XFOB	\$49,397
Just	\$253,197	Just	\$253,197
Class	\$0	Class	\$0
Appraised	\$253,197	Appraised	\$253,197
SOH/10% Cap	\$77,567	SOH/10% Cap	\$72,298
Assessed	\$175,630	Assessed	\$180,899
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$125,630 city:\$0 other:\$0 school:\$150,630	Total Taxable	county:\$130,899 city:\$0 other:\$0 school:\$155,899

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
11/30/2022	\$100	1481 / 1495	QC	I	U	11
11/30/2022	\$100	1481 / 1495	QC	I	U	11
4/5/2011	\$100	1212 / 1740	WD	I	U	11
12/5/1995	\$104,500	814 / 1477	WD	I	Q	
2/24/1994	\$15,000	786 / 1751	QC	V	Q	01
4/12/1993	\$10,995	780 / 768	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	1682	3152	\$168,800

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	2006	\$20,787.00	512.00	16 x 32
9947	Septic		\$3,000.00	1.00	0 x 0
0166	CONC.PAVMT	2006	\$2,304.00	768.00	16 x 48
0296	SHED METAL	2006	\$3,456.00	288.00	12 x 24
0120	CLFENCE 4	2008	\$2,250.00	300.00	0 x 0
0296	SHED METAL	2018	\$3,200.00	1.00	0 x 0
0031	BARN,MT AE	2020	\$11,800.00	1.00	30 x 36
0166	CONC.PAVMT	2020	\$800.00	1.00	x
0296	SHED METAL	2020	\$400.00	1.00	x
0252	LEAN-TO W/O FLOOR	2020	\$200.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

