Columbia County Property Appraiser

Jeff Hampton

Owner

Description* Area

Site

0.227 AC

Parcel 34-3S-17-07226-000 (27599) 🕞

Owner & Property Info CHIN-FRANCOIS MARY JEAN-FRANCOIS LESLY 262 SE GOLF AVE LAKE CITY, FL 32025 262 SE GOLF CLUB AVE, LAKE CITY LOT 3 BLOCK 12 COUNTRY CLUB ESTATES REPLAT S/D 162-88, LE 1471-344, PB 1475-999, DC 1478-986, DC 1496-1226, WD 1496-1237

S/T/R

34-35-17

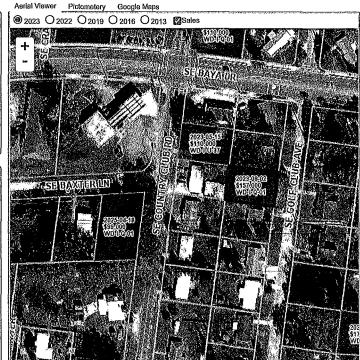
SINGLE FAMILY (0100) Use Code** Tax District 2

*The <u>Description</u> above is not to be used as the <u>Legal Description for this parcel</u> in any legal transaction.
**The <u>Use Code</u> is a FL Dopt. 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	\$18,500	Mkt Land	\$18,500			
Ag Land	\$0	Ag Land	\$0			
Building	\$128,287	Building	\$136,847			
XFOB	\$1,550	XFOB	\$1,550			
Just	\$148,337	Just	\$156,897			
Class	\$0	Class	\$0			
Appraised	\$148,337	Appraised	\$156,897			
SOH/10% Cap	\$0	SOH/10% Cap	\$0			
Assessed	\$148,337	Assessed	\$156,897			
Exempt	\$0	Exempt	\$0			
Total Taxable	county:\$148,337 city:\$0 other:\$0 schoot:\$148,337		county:\$156,897 city:\$0 other:\$0 school:\$156,897			

NOTE: Properly ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

2025 Working Values



▼ Sales History								
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
8/2/2023	\$157,000	1496 / 1237	WD	ī	Q	01		
7/11/2022	\$100	1471 / 344	LE	ı	U	14		
A/8/198/	\$8.871	162 / 088	IAID	1		01		

■ Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	SINGLE FAM (0100)	1964	1644	1716	\$136,847	
*Bidg 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 Bit	Value	Units	Dims			
0166	CONC,PAVMT	0	\$300.00	1 00	0 x 0			
0258	PATIO	0	\$100.00	1.00	0 x 0			
0296	SHED METAL	1993	\$200.00	1.00	7 x 10			
0120	CLFENCE 4	1993	\$150.00	1 00	0 x 0			
0060	CARPORT F	1994	\$800.00	1.00	0 x 0			

▼ Land Breakdown							
Code Desc Units Adjustments Eff Rate Land V						Land Value	
01	100	SFR (MKT)	1.000 LT (0.227 AC)	1.0000/1.0000 1 0000/ /	\$18,500 /LT	\$18,500	

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