

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 1/15/2026

Parcel: << **26-3S-15-00263-000 (821)** >>

Owner & Property Info

Result: 1 of 1

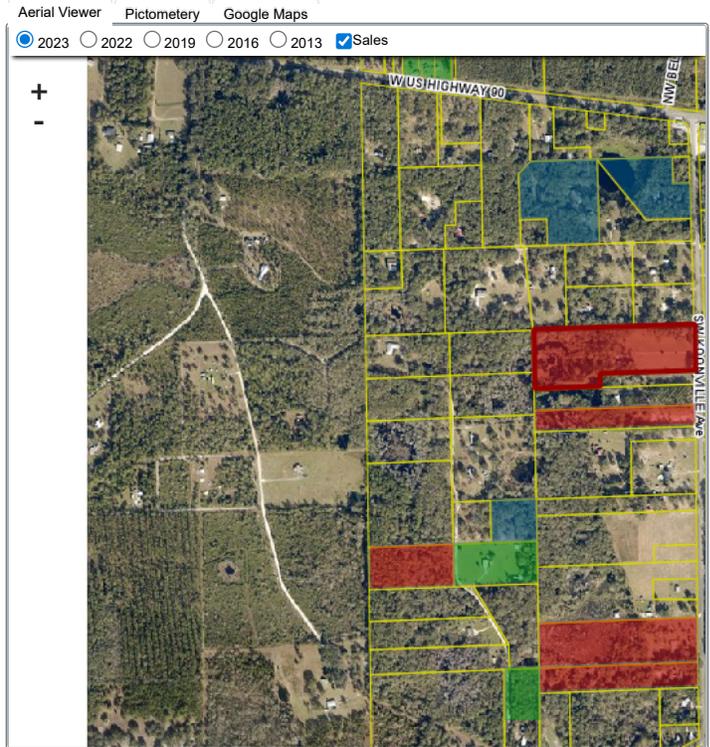
Owner	ENGBRETSON MICHAEL ENGBRETSON JULIE 456 SW KOONVILLE AVE LAKE CITY, FL 32024		
Site	456 SW KOONVILLE AVE, LAKE CITY		
Description*	COMM NE COR OF SW1/4, RUN W 59.73 FT TO W R/W CR-252-A FOR POB, CONT W 1254.81 FT, S 462 FT, E 505.28 FT, N 100.02 FT, E 758.59 FT TO W R/W CR-252-A, N ALONG R/W 361.96 FT TO POB, 629-648, 913-1517, DC 1294-2064, PB 1510-1359, PB 1510-1371, WD 1513-2766, ...more>>		
Area	11.59 AC	S/T/R	26-3S-15
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

2025 Certified Values		2026 Working Values	
Mkt Land	\$47,005	Mkt Land	\$50,300
Ag Land	\$0	Ag Land	\$0
Building	\$128,512	Building	\$137,092
XFOB	\$4,124	XFOB	\$4,124
Just	\$179,641	Just	\$191,516
Class	\$0	Class	\$0
Appraised	\$179,641	Appraised	\$191,516
SOH/10% Cap	\$56,263	SOH/10% Cap	\$0
Assessed	\$123,378	Assessed	\$191,516
Exempt	HX HB SX \$100,000	Exempt	\$0
Total Taxable	county:\$23,378 city:\$0 other:\$0 school:\$98,378	Total Taxable	county:\$191,516 city:\$0 other:\$0 school:\$191,516

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
10/9/2025	\$405,000	1551 / 1044	WD	I	Q	01
5/6/2024	\$250,000	1513 / 2766	WD	I	U	37
5/12/2015	\$0	1510 / 1371	PB	I	U	18
10/26/2000	\$115,000	913 / 1517	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1976	2025	2465	\$137,092

*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
0070	CARPORT UF	1976	\$500.00	1.00	20 x 20
0031	BARN,MT AE	1976	\$1,344.00	1.00	16 x 24
0190	FPLC PF	1976	\$1,200.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	1993	\$540.00	216.00	9 x 24
0251	LEAN TO W/FLOOR	1993	\$540.00	216.00	9 x 24

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$7,500
9900	AC NON-AG (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$175 /AC	\$875
0000	VAC RES (MKT)	5.590 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$41,925

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/15/2026 and may not reflect the data currently on file at our office.