

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/4/2023

Parcel: << **31-3S-17-05916-000 (26042)** >>

Owner & Property Info

Result: 4 of 18

Owner	CHANNELL DAVID M CHANNELL NANCY T 201 SE FAWN GLN LAKE CITY, FL 32025		
Site	906 NW HIGHLANDS LOOP, LAKE CITY		
Description*	LOT 6 BLOCK 4 HIGHLANDS S/D. 297-586, 307-487, POA 1091-2610, WD 1107-403, WD 1310-1782, WD 1487-2162,		
Area	0.226 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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	\$9,357	Mkt Land	\$9,357
Ag Land	\$0	Ag Land	\$0
Building	\$67,038	Building	\$76,735
XFOB	\$2,586	XFOB	\$2,586
Just	\$78,981	Just	\$88,678
Class	\$0	Class	\$0
Appraised	\$78,981	Appraised	\$88,678
SOH Cap [?]	\$6,327	SOH Cap [?]	\$8,759
Assessed	\$78,981	Assessed	\$88,678
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,654 city:\$72,654 other:\$0 school:\$78,981	Total Taxable	county:\$79,919 city:\$79,919 other:\$0 school:\$88,678

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/3/2023	\$140,000	1487/2162	WD	I	Q	01
2/29/2016	\$50,000	1310/1782	WD	I	U	38
1/4/2007	\$120,000	1107/0403	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1963	1280	1720	\$76,735

*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)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$600.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$486.00	81.00	9 x 9

0120	CLFENCE 4	1993	\$150.00	1.00	0 x 0
0169	FENCE/WOOD	2011	\$150.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	9,849.370 SF (0.226 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$9,357

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