

Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 9/12/2024

Parcel: << 04-6S-17-09597-109 (35189) >>

Owner & Property Info

Result: 1 of 1

Owner

FAIRCHILD MICHAEL DOWNES
GILES CORY MATTHEW
2100 SW HALTIWANGER RD
LAKE CITY, FL 32024

Site

2100 SW HALTIWANGER RD, LAKE CITY

Description*

LOT 9 NICELY ACRES S/D. 736-225, 758-2328, 762-1636, 774-2194, CT 1305-2566, WD 1319-2775, WD 1334-380, QC 1388-1085, WD 1507-634

Area

1.24 AC

S/T/R

04-6S-17

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			
2023 Certified Values		2024 Working Values	
Mkt Land	\$12,400	Mkt Land	\$13,640
Ag Land	\$0	Ag Land	\$0
Building	\$212,022	Building	\$249,171
XFOB	\$5,900	XFOB	\$5,900
Just	\$230,322	Just	\$268,711
Class	\$0	Class	\$0
Appraised	\$230,322	Appraised	\$268,711
SOH/10% Cap	\$61,529	SOH/10% Cap	\$0
Assessed	\$168,793	Assessed	\$268,711
Exempt	HX HB \$50,000	Exempt	\$0
Total	county:\$118,793 city:\$0	Total	county:\$268,711 city:\$0
Taxable	other:\$0 school:\$143,793	Taxable	other:\$0 school:\$268,711

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
1/31/2024	\$389,000	1507 / 634	WD	I	Q	01
7/5/2019	\$0	1388 / 1085	QC	I	U	11
3/30/2017	\$103,000	1334 / 380	WD	I	Q	01
8/10/2016	\$95,000	1319 / 2775	WD	I	U	12
11/18/2015	\$100	1305 / 2566	CT	I	U	18
9/25/1990	\$7,900	736 / 225	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2224	2792	\$249,171

*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	2004	\$2,400.00	2.00	0 x 0
0297	SHED CONCRETE BLOCK	2013	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2013	\$800.00	1.00	0 x 0
0169	FENCE/WOOD	2018	\$1,500.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.240 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$13,640

Search Result: 1 of 1

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