COLUMBIA COUNTY Property Appraiser

Parcel 01-4S-17-07476-002

Owners

GOODRICH THERESA RUSSELL NICHOLAS RUSSELL TIFFANY 260 SE SANDY DR LAKE CITY, FL 32025

Parcel Summary

	-
Location	260 SE SANDY DR
Use Code	0100: SINGLE FAMILY
EARST .	2: COUNTY
Acreage	.3800
Section	01
Township	4S
Range	17
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	Split from 01-4S-17-07476-000

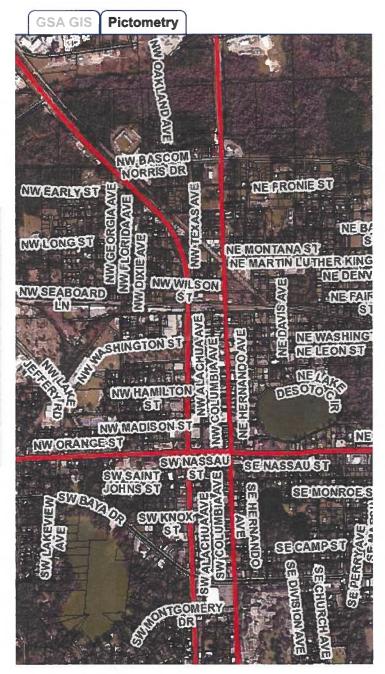
Legal Description

COMM INTERS OF S LINE OF SEC WITH NE R/W OF SR-100, RUN E ALONG S SEC LINE 181 FT, N 676 FT FOR POB, CONT N 110 FT, E 110 FT, S 50 FT, E 160 FT, S 60 FT, W 266 FT TO POB.

45-210, 62-192, 131-445, 344-625, 365-499, 616-247, LE 619-250, 932-1589, LE 932-1591, DC 960-851, DC 1111-1304, DC 1459-1376, QC 1459-2025

Working Values

Value History



	2025
Total Building	\$56,264
Total Extra Features	\$0
Total Market Land	\$5,700
Total Ag Land	\$0
Total Market	\$61,964
Total Assessed	\$59,049
Total Exempt	\$39,049
Total Taxable	\$20,000
SOH Diff	\$2,915

	2024	2023	2022
Total Building	\$53,723	\$50,014	\$44,011
Total Extra Features	\$0	\$0	\$0
Total Market Land	\$5,700	\$5,700	\$5,700
Total Ag Land	\$0	\$0	\$0
Total Market	\$59,423	\$55,714	\$49,711
Total Assessed	\$57,385	\$55,714	\$4,682
Total Exempt	\$37,385	\$30,714	\$0
Total Taxable	\$20,000	\$25,000	\$4,682
SOH Diff	\$2,038	\$0	\$45,029

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Туре	<u>V/I</u>	Sale Price	Ownership
<u>QC</u> 1459/2025	2022-02-14	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: MOORE SANDRA GAIL Grantee: GOODRICH THERESA
<u>QC</u> 932/1589	2001-08-07	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: RICHARDS SANDRA GAIL Grantee: MOORE SANDRA GAIL
QC 616/247	1987-02-13	<u>U</u> .	11	QUIT CLAIM DEED	Improved	\$71	Grantor: RICHARDS WINFORD DALE Grantee: RICHARDS SANDRA GAIL
<u>WD</u> 131/445	1962-06-20	Q	01	WARRANTY DEED	Improved	\$79	Grantor: CHASTAIN A Z Grantee: JENKINS C A
<u>WD</u> 62/192	1957-11-05	Q	<u>01</u>	WARRANTY DEED	Improved	\$79	Grantor: CHARLES WALLACE FRANKLIN Grantee: CHASTAIN A Z

Buildings

Building # 1, Section # 1, 34532, SFR

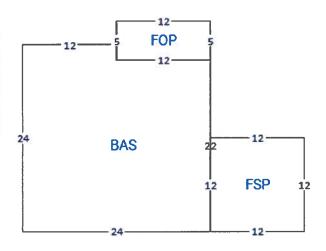
0100	01	552	756	\$83,354	1953	1998	0.00%	32.50%	67.50%	\$56,264
Type !	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value

Structural Elements

Туре	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
втн	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Туре	Gross Area	Percent of Base	Adjusted Area
BAS	552	100%	552
FOP	60	30%	18
FSP	144	40%	58



Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	0.38	\$15,000.00/AC	0.38	1.00	\$5,700

Personal Property

None

Permits

None

TRIM Notices

2024 2023

2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 14, 2025.

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