

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/19/2025

Parcel: << 26-3S-16-02309-005 (8453) >>

Owner & Property Info

Result: 1 of 1

Owner

FELTON CAROL T BIELAWNY
309 NW FAIRWAY DR
LAKE CITY, FL 32055

Site

309 NW FAIRWAY DR, LAKE CITY

Description*

LOT 5 FAIRWAY VIEW S/D UNIT 1. ORB 412-87, 649-756, 746-2092, 791-311

Area

0.49 AC

S/T/R

26-3S-16

Use Code**

SINGLE FAMILY (0100)

Tax District

2

*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			
2024 Certified Values		2025 Working Values	
Mkt Land	\$36,000	Mkt Land	\$42,000
Ag Land	\$0	Ag Land	\$0
Building	\$220,960	Building	\$235,691
XFOB	\$5,524	XFOB	\$5,524
Just	\$262,484	Just	\$283,215
Class	\$0	Class	\$0
Appraised	\$262,484	Appraised	\$283,215
SOH/10% Cap	\$115,556	SOH/10% Cap	\$132,026
Assessed	\$146,928	Assessed	\$151,189
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$96,928 city:\$0 other:\$0 school:\$121,928	Total Taxable	county:\$100,467 city:\$0 other:\$0 school:\$126,189

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
5/31/1994	\$105,000	791 / 311	WD	I	Q	
6/5/1991	\$91,000	746 / 2092	WD	I	Q	
4/15/1988	\$85,000	649 / 756	WD	I	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	2462	3060	\$235,691

*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
0166	CONC,PAVMT	0	\$4,324.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0140	SFR GOLF (MKT)	1.000 LT (0.490 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$42,000 /LT	\$42,000

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