

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/25/2025

Parcel: << 26-3S-16-02306-009 (8296) >>

Owner & Property Info

Result: 1 of 1

Owner	SIMMONS JEFFERY WARD SIMMONS NANCY COQUYT 1440 NW OLD MILL DR LAKE CITY, FL 32055		
Site	1440 NW OLD MILL DR, LAKE CITY		
Description*	BEG NW COR OF SEC, RUN SE 374.71 FT, S 952.54 FT, NW 374.13 FT, N 954.34 FT TO POB. (AKA LOT 7 LAKE JEFFREY SOUTH S/D UNREC). ORB 542-118, 594-504, 857-2048, 857-2051, WD 1385-1087.		
Area	7.74 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	\$225,000	Mkt Land	\$225,000
Ag Land	\$0	Ag Land	\$0
Building	\$223,389	Building	\$275,498
XFOB	\$22,420	XFOB	\$21,140
Just	\$470,809	Just	\$521,638
Class	\$0	Class	\$0
Appraised	\$470,809	Appraised	\$521,638
SOH/10% Cap	\$90,011	SOH/10% Cap	\$79,718
Assessed	\$380,798	Assessed	\$441,920
Exempt HX HB	\$50,000	Exempt HX HB	\$50,722
Total Taxable	county:\$330,798 city:\$0 other:\$0 school:\$355,798	Total Taxable	county:\$391,198 city:\$0 other:\$0 school:\$416,920

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
5/29/2019	\$475,000	1385 / 1087	WD	I	Q	01
4/30/1998	\$340,000	857 / 2051	WD	I	Q	
6/1/1986	\$65,000	594 / 504	WD	V	Q	
1/1/1982	\$40,000	482 / 052	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1988	3193	6545	\$275,498

*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0166	CONC.PAVMT	0	\$480.00	1.00	0 x 0
0166	CONC.PAVMT	1993	\$4,820.00	6426.00	0 x 0
0169	FENCE/WOOD	1993	\$2,000.00	1.00	0 x 0
0085	COVERED DOCK	2022	\$7,400.00	1.00	x
0083	DOCK-LAKE	2022	\$4,440.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0133	SFR LAKE (MKT)	1.000 LT (7.740 AC)	1.0000/1.0000 1.0000/ /	\$225,000 /LT	\$225,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

