

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/18/2025

Parcel: << 08-4S-16-02810-314 (12153) >>

Owner & Property Info

Result: 1 of 1

Owner	BRENEGAN KEITH ALLEN BRENEGAN GENEVIEVE 226 SW HOBBY PL LAKE CITY, FL 32024		
Site	226 SW HOBBY PL, LAKE CITY		
Description*	LOT 14 WOODGATE VILLAGE UNIT 3. 777-42, 780-333, QC 1025-817, WD 1156-103, QC 1167-1332, QC 1252-2098, WD 1252-2099, WD 1367-286, QC 1378-2543, WD 1406-2053, 2132.		
Area	0.501 AC	S/T/R	08-4S-16
Use Code**	MOBILE HOME (0200)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$33,813	Building	\$32,105
XFOB	\$3,800	XFOB	\$3,800
Just	\$56,113	Just	\$54,405
Class	\$0	Class	\$0
Appraised	\$56,113	Appraised	\$54,405
SOH/10% Cap	\$13,382	SOH/10% Cap	\$9,116
Assessed	\$42,731	Assessed	\$45,289
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$17,731 city:\$0 other:\$0 school:\$17,731	Total Taxable	county:\$20,289 city:\$0 other:\$0 school:\$20,289

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
2/26/2020	\$0	1406 / 2132	WD	I	U	11
2/26/2020	\$100	1406 / 2053	WD	I	U	11
2/8/2019	\$100	1378 / 2543	QC	I	U	11
8/17/2018	\$47,500	1367 / 286	WD	I	Q	01
4/10/2013	\$11,500	1252 / 2099	WD	I	U	34
4/9/2013	\$0	1252 / 2098	QC	I	U	11
7/31/2008	\$100	1156 / 103	WD	I	Q	02
2/6/1995	\$5,500	1025 / 817	QC	V	Q	01
3/1/1993	\$11,500	777 / 042	CD	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1993	1064	1094	\$32,105

*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
9947	Septic		\$3,000.00	1.00	0 x 0
0070	CARPORT UF	2023	\$800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	0.500 LT (0.501 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$9,250
0000	VAC RES (MKT)	0.500 LT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$9,250

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