

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/31/2025

Parcel: << 26-3S-16-02308-118 (8419) >>

Owner & Property Info

Result: 6 of 6

Owner	GARNER ROBERT M III GARNER DEBORAH RUTH 271 NW MALLARD PL LAKE CITY, FL 32055		
Site	271 NW MALLARD PL, LAKE CITY		
Description*	LOT 6 FAIRWAY VIEW UNIT 3. ORB 660-288.		
Area	0.282 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	\$154,781	Building	\$165,108
XFOB	\$2,900	XFOB	\$2,900
Just	\$193,681	Just	\$210,008
Class	\$0	Class	\$0
Appraised	\$193,681	Appraised	\$210,008
SOH/10% Cap	\$81,502	SOH/10% Cap	\$94,576
Assessed	\$112,179	Assessed	\$115,432
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$62,179 city:\$0 other:\$0 school:\$87,179	Total Taxable	county:\$64,710 city:\$0 other:\$0 school:\$90,432

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/24/1988	\$83,000	660 / 288	WD	I	Q	
3/1/1985	\$82,000	558 / 679	WD	I	Q	
9/1/1984	\$12,600	546 / 161	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1985	1846	2531	\$165,108

*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	\$1,700.00	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 (0.282 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$42,000 /LT	\$42,000

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