

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/18/2022

Parcel: << **26-3S-16-02309-043 (8490)** >>

Owner & Property Info

Result: 8 of 60

Owner	FRANCIS RICHARD A 266 NW HARRIS LAKE DR LAKE CITY, FL 32055		
Site	266 NW HARRIS LAKE Dr, LAKE CITY		
Description*	LOT 43 FAIRWAY VIEW S/D UNIT 1 470-273, 750-1381, 860-1118, 921-2041, WD 1224-2644, FJ 1266-108, FJ 1393-26, WD 1394- 1966,		
Area	0 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

2021 Certified Values		2022 Working Values	
Mkt Land	\$21,000	Mkt Land	\$28,200
Ag Land	\$0	Ag Land	\$0
Building	\$178,169	Building	\$208,296
XFOB	\$5,654	XFOB	\$5,654
Just	\$204,823	Just	\$242,150
Class	\$0	Class	\$0
Appraised	\$204,823	Appraised	\$242,150
SOH Cap [?]	\$30,540	SOH Cap [?]	\$62,639
Assessed	\$174,283	Assessed	\$179,511
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$124,283 city:\$0 other:\$0 school:\$149,283	Total Taxable	county:\$129,511 city:\$0 other:\$0 school:\$154,511



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/10/2019	\$100	1394/1966	WD	I	U	30
11/15/2011	\$175,000	1224/2644	WD	I	Q	01
2/27/2001	\$175,000	0921/2041	WD	I	Q	
6/12/1998	\$177,500	0860/1118	WD	I	Q	
9/16/1991	\$28,000	0750/1381	WD	V	Q	
9/1/1980	\$8,500	0453/0784	03	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	2577	3781	\$208,296

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$2,079.00	1485.00	99 x 15
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$1,575.00	350.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0140	SFR GOLF (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$28,200 /LT	\$28,200

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