

COLUMBIA COUNTY

Property Appraiser

Parcel 22-2S-16-01716-005

Owners

PICCIONI JOSEPH
D'ANTONI-JUSTINIANO CARLA F
204 NW AUSTIN WAY
LAKE CITY, FL 32055

Parcel Summary

Location	204 NW AUSTIN WAY
Use Code	0100: SINGLE FAMILY
Tax District	:
Acreage	.2700
Section	22
Township	2S
Range	16
Subdivision	SWNE VALY

Legal Description

LOT 5, BLOCK E SUWANNEE VALLEY ESTATES S/D.

517-169, 1040-1907, WD 1065-2163, WD 1092-805,
WD 1116-2390, WD 1251-2561, WD 1300-2757,
CT 1423-966, WD 1433-69,

Working Values

	2026
Total Building	\$185,446
Total Extra Features	\$12,427
Total Market Land	\$10,500
Total Ag Land	\$0



30° 17' 52" N 82° 42' 41" W //

	2026
Total Market	\$208,373
Total Assessed	\$208,373
Total Exempt	\$0
Total Taxable	\$208,373
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$187,708	\$178,088	\$164,774	\$144,127	\$122,971	\$113,722	\$106,029
Total Extra Features	\$12,427	\$12,427	\$12,427	\$2,427	\$2,427	\$2,427	\$2,427
Total Market Land	\$10,500	\$10,200	\$10,200	\$8,600	\$8,600	\$8,581	\$8,581
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$210,635	\$200,715	\$187,401	\$155,154	\$133,998	\$124,730	\$117,037
Total Assessed	\$210,635	\$198,736	\$180,669	\$155,154	\$133,998	\$111,726	\$109,214
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Total Taxable	\$210,635	\$198,736	\$180,669	\$155,154	\$133,998	\$61,726	\$59,214
SOH Diff	\$0	\$1,979	\$6,732	\$0	\$0	\$13,004	\$7,823

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1433/69	2021-01-29	U	12	WARRANTY DEED	Improved	\$143,500	Grantor: NATIONS LENDING CORPORATION Grantee: PICCIONI JOSEPH
CT 1423/0966	2020-10-21	U	18	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT Grantee: NATIONS LENDING CORPORATION
WD 1300/2757	2015-09-10	Q	01	WARRANTY DEED	Improved	\$102,000	Grantor: FLOYD BRADFORD & MARY BETH BRADFORD Grantee: BOBBY HINGSON
WD 1251/2561	2013-03-26	U	38	WARRANTY DEED	Improved	\$95,000	Grantor: DIANA M GAMBINI Grantee: FLOYD BRADFORD
WD 1116/2390	2007-04-17	Q		WARRANTY DEED	Improved	\$155,000	Grantor: SKYLINE HOMES INC Grantee: DIANA M GAMBINI
WD 1092/0805	2006-08-08	Q		WARRANTY DEED	Vacant	\$20,000	Grantor: K & S HOUSING LLC Grantee: SKYLINE HOMES INC
WD 1065/2163	2005-11-18	Q		WARRANTY DEED	Vacant	\$260,000	Grantor: P C LAND & CATTLE Grantee: K & S HOUSING LLC

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1040/1907	2005-03-14	U	08	WARRANTY DEED	Vacant	\$22,000	Grantor: D B ESPENSHIP III (AKA BUD ESPENSHIP) Grantee: P C LAND AND CATTLE LLC

Buildings

Building # 1, Section # 1, 112430, SFR

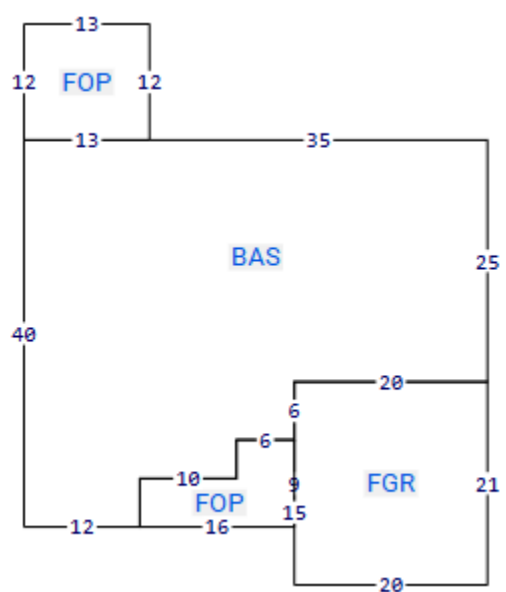
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1516	2196	\$226,154	2007	2007	0.00%	18.00%	82.00%	\$185,446

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,516	100%	1,516
FGR	420	55%	231
FOP	104	30%	31
FOP	156	30%	47



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			868.00	\$1.50	2007	100%	\$1,302
0120	CLFENCE 4			200.00	\$7.50	2008	75%	\$1,125
0030	BARN,MT			1.00	\$0.00	2022	100%	\$10,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF-1	.00	.00	1.00	\$10,500.00/LT	0.27	1.00	\$10,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Dec 7, 2006	24875	SFR	COMPLETED	SFR

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 19, 2025.