

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/23/2025

Parcel: << **26-3S-16-02308-054 (8363)** >>

Owner & Property Info

Result: 1 of 1

Owner	ERVIN MANAGEMENT LLC 10921 NW 49TH DR CORAL SPRINGS, FL 33076		
Site	196 NW HARRIS LOOP, LAKE CITY		
Description*	LOT 14 FAIRWAY VIEW UNIT 2-A ORB 431-772, 665-503, 772-497, WD 1262-559, QCD 1290-471		
Area	0.52 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

2025 Certified Values		2026 Working Values	
Mkt Land	\$57,600	Mkt Land	\$67,200
Ag Land	\$0	Ag Land	\$0
Building	\$85,514	Building	\$91,213
XFOB	\$3,200	XFOB	\$3,200
Just	\$146,314	Just	\$161,613
Class	\$0	Class	\$0
Appraised	\$146,314	Appraised	\$161,613
SOH/10% Cap	\$18,003	SOH/10% Cap	\$6,357
Assessed	\$146,314	Assessed	\$161,613
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$128,311 city:\$0 other:\$0 school:\$146,314	Total Taxable	county:\$155,256 city:\$0 other:\$0 school:\$161,613

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
2/26/2015	\$100	1290 / 471	QC	I	U	30
9/27/2013	\$98,000	1262 / 559	WD	I	Q	01
3/3/1993	\$131,000	772 / 497	WD	I	Q	
10/25/1988	\$135,500	665 / 503	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	3287	3843	\$91,213

*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	\$2,000.00	1.00	0 x 0
0190	FPLC PF	1993	\$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 (0.520 AC)	1.0000/1.0000 1.0000/1.9200000 /	\$67,200 /LT	\$67,200

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