

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 1/2/2025

Parcel: 19-3S-16-02181-006 (7326) >>

Owner & Property Info

Result: 1 of 1

Owner	BOWDOIN TERESA LYNN (LIFE ESTATE) 3256 NW BROWN ROAD LAKE CITY, FL 32055		
Site	3256 NW BROWN RD, LAKE CITY		
Description*	COMM NE COR OF NE 1/4, RUN S 834.26 FT TO S R/W FAIRFAX RD FOR POB, CONT S 1018.40 FT, W 800 FT, N 526.87 FT, EAST 769.97 FT, N 508.47 FT TO S R/W OF FAIRFAX RD, SE ALONG R/W FAIRFAX RD, 35.16 FT TO POB. ORB 1145-1773 & 1788		
Area	10 AC	S/T/R	19-3S-16
Use Code**	IMPROVED AG (5000)	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.

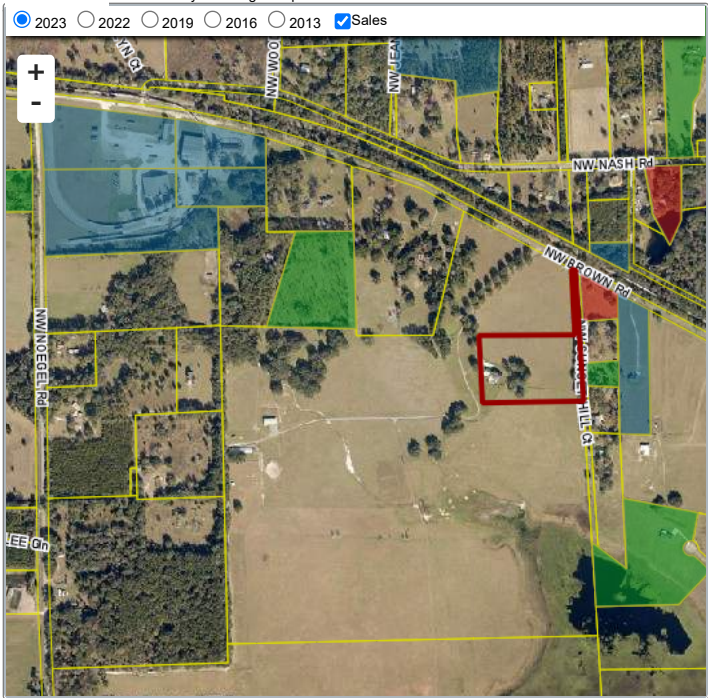
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$8,000	Mkt Land	\$8,000
Ag Land	\$2,475	Ag Land	\$2,475
Building	\$514,467	Building	\$514,467
XFOB	\$44,981	XFOB	\$44,981
Just	\$639,448	Just	\$639,448
Class	\$569,923	Class	\$569,923
Appraised	\$569,923	Appraised	\$569,923
SOH/10% Cap	\$198,629	SOH/10% Cap	\$187,564
Assessed	\$371,294	Assessed	\$382,359
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$321,294 city:\$0 other:\$0 school:\$346,294	Total Taxable	county:\$332,359 city:\$0 other:\$0 school:\$357,359

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
3/7/2008	\$100	1145 / 1788	WD	I	Q	01
2/29/2008	\$45,500	1145 / 1773	WD	I	Q	03
12/31/2003	\$100	1003 / 1655	QC	V	Q	03
8/13/1993	\$165,000	778 / 1530	WD	V	U	34
1/18/1991	\$249,100	740 / 1639	WD	I	Q	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	3538	5825	\$514,467

\*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
0080	DECKING	0	\$1,296.00	648.00	12 x 54
0166	CONC.PAVMT	0	\$6,927.00	1.00	0 x 0
0170	FPLC 2STRY	0	\$2,750.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$11,880.00	13200.00	0 x 0
0280	POOL R/CON	1999	\$16,128.00	576.00	16 x 36
0169	FENCE/WOOD	2022	\$6,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$8,000
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,475
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$72,000

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