

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/30/2025

Retrieve Tax Record

Tax Estimator

2025 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 18-5S-17-09280-109 (45376) >>

Owner & Property Info

Result: 1 of 1

Owner	THE RICHARD & ANN WRIGHT FAMILY REVOCABLE TRUST 231 SW MANDIBA DR LAKE CITY, FL 32024		
Site	231 SW MANDIBA DR, LAKE CITY		
Description*	LOTS 10 & 11 OAKS OF LAKE CITY PHS 1. WD 1403-2424, WD 1423-2540, WD 1430-704, WD 1440- 877, WD 1423-2543, WD 1447-2759, LE 1531-953		
Area	9.64 AC	S/T/R	18-5S-17
Use Code**	SINGLE FAMILY (0100)	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

2025 Certified Values		2026 Working Values	
Mkt Land	\$168,000	Mkt Land	\$168,000
Ag Land	\$0	Ag Land	\$0
Building	\$530,997	Building	\$554,957
XFOB	\$72,890	XFOB	\$72,290
Just	\$771,887	Just	\$795,247
Class	\$0	Class	\$0
Appraised	\$771,887	Appraised	\$795,247
SOH/10% Cap	\$89,719	SOH/10% Cap	\$72,237
Assessed	\$682,168	Assessed	\$723,010
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$632,168 city:\$0 other:\$0 school:\$657,168	Total Taxable	county:\$672,288 city:\$0 other:\$0 school:\$698,010

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.



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/10/2025	\$100	1531 / 953	LE	I	U	14
9/22/2021	\$80,000	1447 / 2759	WD	V	Q	01
6/16/2021	\$100	1440 / 877	WD	I	U	11
2/10/2021	\$51,000	1430 / 704	WD	V	Q	01
11/9/2020	\$60,000	1423 / 2543	WD	V	Q	01
11/5/2020	\$100	1423 / 2540	WD	V	U	11
1/15/2020	\$90,000	1403 / 2424	WD	V	Q	03

Building Characteristics