

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 4/3/2025

Parcel: << 26-3S-16-02306-003 (8290) >>

Owner & Property Info

Result: 6 of 8

Owner	BORIS PATRICIA FAYE P O BOX 2095 LAKE CITY, FL 32056		
Site	996 NW OLD MILL DR, LAKE CITY		
Description*	COMM NW COR OF SEC, RUN SE 2248.26 FT FOR POB, RUN SE 348.34 FT, S 992.97 FT, NW 374.13 FT, N 985.81 FT TO POB. (AKA LOT 1 LAKE JEFFREY SOUTH SUBDIVISION UNREC) 482-63, DC 1060-31, WD 1120-405.		
Area	7.77 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.

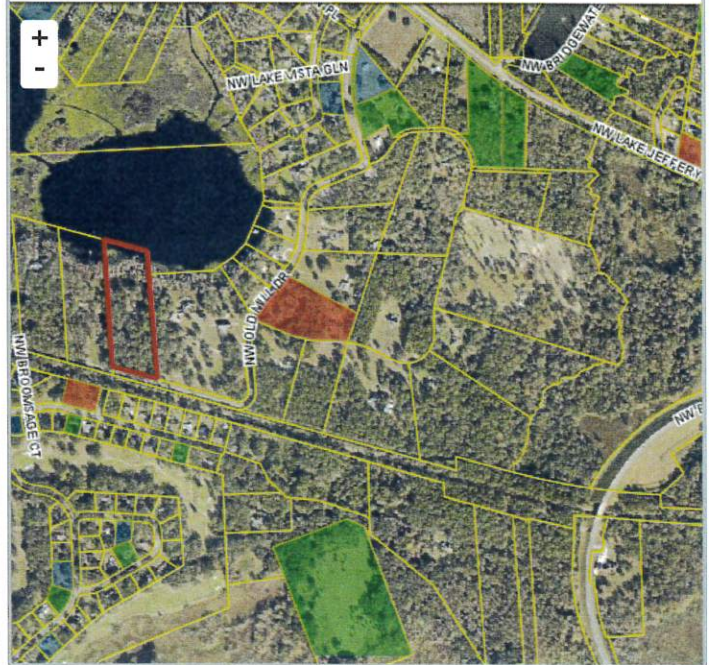
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$225,000	Mkt Land	\$225,000
Ag Land	\$0	Ag Land	\$0
Building	\$437,768	Building	\$450,271
XFOB	\$10,584	XFOB	\$10,584
Just	\$673,352	Just	\$685,855
Class	\$0	Class	\$0
Appraised	\$673,352	Appraised	\$685,855
SOH/10% Cap	\$280,683	SOH/10% Cap	\$281,799
Assessed	\$392,669	Assessed	\$404,056
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$342,669 city:\$0	Total	county:\$353,334 city:\$0
Taxable	other:\$0 school:\$367,669	Taxable	other:\$0 school:\$379,056

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

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Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	3840	7790	\$450,271

*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	\$4,284.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0080	DECKING	0	\$4,300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0133	SFR LAKE (MKT)	1.000 LT (7.770 AC)	1.0000/1.0000 1.0000/ /	\$225,000 /LT	\$225,000

Search Result: 6 of 8

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