

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/2/2026

Parcel: << 18-2S-16-01642-003 (5095) >>

Owner & Property Info

Result: 1 of 1

Owner	FRAZEE GEORGE T PHILIPPS JAIME L 281 7 MILE RD NW COMSTOCK PARK, MI 49321		
Site	273 NW SLEEPY CT, WHITE SPRINGS		
Description*	THE N 744.50 FT OF THE S 1921.04 FT OF THE E 601.67 FT OF THE E 1/2 OF THE SW 1/4. (AKA PARCEL B). 804-70, 889-1168,1170, WD 1102-403, CT 1172-1933, WD 1256-511, CT 1559-772, WD 1562-47		
Area	10.28 AC	S/T/R	18-2S-16
Use Code**	MOBILE HOME/M HOME (0202)	Tax District	3

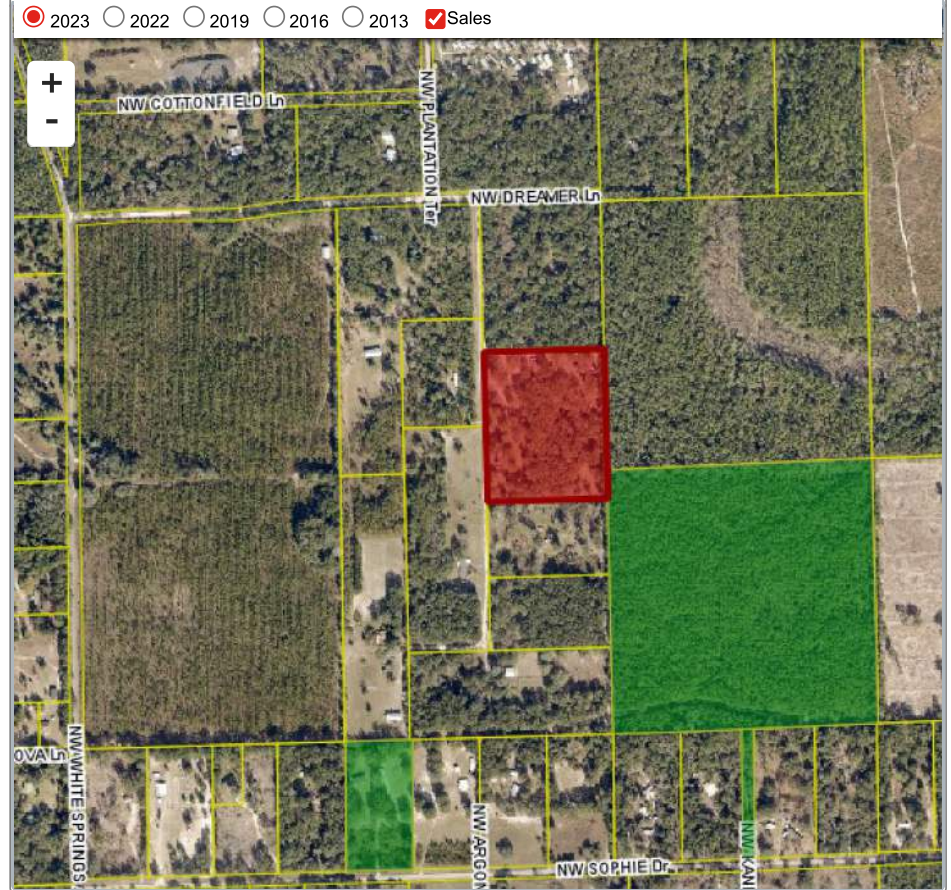
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$65,520	Mkt Land	\$65,520
Ag Land	\$0	Ag Land	\$0
Building	\$154,843	Building	\$155,675
XFOB	\$13,200	XFOB	\$13,200
Just	\$233,563	Just	\$234,395
Class	\$0	Class	\$0
Appraised	\$233,563	Appraised	\$234,395
SOH/10% Cap	\$105,726	SOH/10% Cap	\$101,712
Assessed	\$137,513	Assessed	\$141,281
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$77,115 city:\$0 other:\$0 school:\$112,513	Total Taxable	county:\$81,272 city:\$0 other:\$0 school:\$116,281

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/27/2026	\$145,000	1562 / 047	WD	I	U	12
1/14/2026	\$100	1559 / 772	CT	I	U	18
6/6/2013	\$125,000	1256 / 511	WD	I	U	12
4/22/2009	\$100	1172 / 1933	CT	I	U	11
11/13/2006	\$100	1102 / 403	WD	I	Q	04
4/7/1995	\$23,000	804 / 070	AG	V	U	13

▼ **Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1973	1344	1632	\$21,409
Sketch	MANUF 1 (0201)	2006	2280	2280	\$134,266

*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
0294	SHED WOOD/VINYL	1996	\$500.00	1.00	10 x 15
0190	FPLC PF	2006	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2020	\$1,500.00	1.00	x
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	9.280 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$60,320
0000	VAC RES (MKT)	1.000 AC	1.0000/1.0000 1.0000/.8000000 /	\$5,200 /AC	\$5,200

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