

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 2/26/2026

Parcel: << 07-5S-16-03487-107 (17110) >>

Owner & Property Info

Result: 1 of 1

Owner	PHELPS ELAINE NAPIER NAPIER CHARLIE 4910 HAYSBORO WAY CUMMINGS, GA 30040		
Site	360 SW GRASSLAND WAY, LAKE CITY		
Description*	LOT 7 GRASSLAND ACRES S/D. 645-51, 834-1851, 954-1888, 962-1783, DC 1168-2045, LE 1451-2027, DC 1547-1445,		
Area	5.96 AC	S/T/R	07-5S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

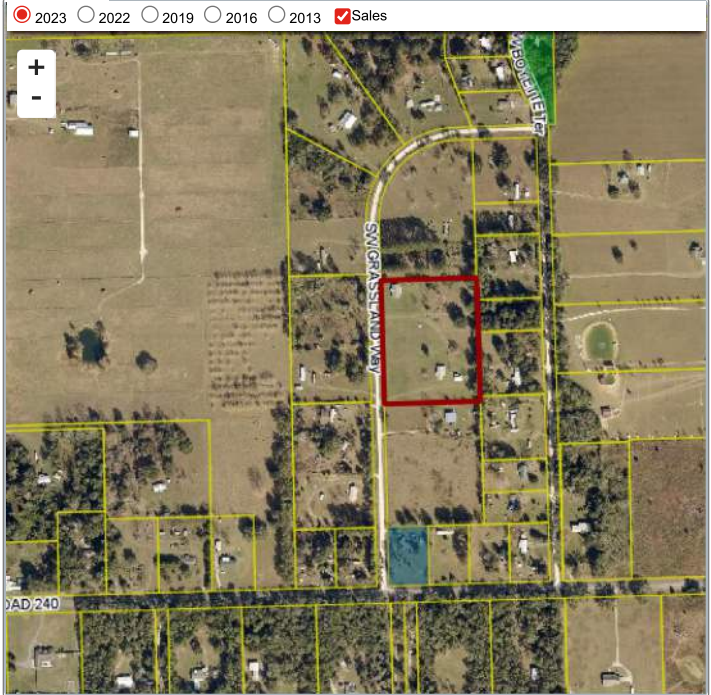
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$55,000	Mkt Land	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$43,883	Building	\$43,883
XFOB	\$18,080	XFOB	\$37,736
Just	\$116,963	Just	\$136,619
Class	\$0	Class	\$0
Appraised	\$116,963	Appraised	\$136,619
SOH/10% Cap	\$56,106	SOH/10% Cap	\$0
Assessed	\$63,960	Assessed	\$136,619
Exempt	HX HB SX WX \$60,857	Exempt	\$0
Total Taxable	county:\$0 city:\$0 other:\$33,960	Total Taxable	county:\$136,619 city:\$0 other:\$0 school:\$136,619

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
11/2/2021	\$100	1451 / 2027	LE	I	U	14
5/28/2002	\$100	954 / 1888	QC	I	Q	06
1/8/1987	\$17,000	645 / 051	AD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1987	1440	1984	\$43,883

*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
0060	CARPORT F	2017	\$1,000.00	400.00	20 x 20
0296	SHED METAL	2006	\$2,880.00	240.00	12 x 20
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2017	\$200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0030	BARN,MT	2025	\$12,960.00	720.00	24 x 30
0261	PRCH, UOP	2025	\$6,696.00	744.00	12 x 62

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.960 AC)	1.0000/1.0000 1.0000/ /	\$55,000 /LT	\$55,000

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