

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 10/6/2022

Parcel: << **26-3S-16-02308-095 (8396)** >>

Owner & Property Info

Result: 3 of 3

Owner	MINSON LEE M MINSON LISA G 1027 NW FRONTIER DRIVE LAKE CITY, FL 32055		
Site	1027 NW FRONTIER Dr, LAKE CITY		
Description*	LOT 18 FAIRWAY VIEW UNIT 4. ORB 710-154, 764-1236		
Area	0 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

2021 Certified Values		2022 Working Values	
Mkt Land	\$10,500	Mkt Land	\$14,100
Ag Land	\$0	Ag Land	\$0
Building	\$127,173	Building	\$148,541
XFOB	\$4,189	XFOB	\$12,989
Just	\$141,862	Just	\$175,630
Class	\$0	Class	\$0
Appraised	\$141,862	Appraised	\$175,630
SOH Cap [?]	\$23,956	SOH Cap [?]	\$41,744
Assessed	\$117,906	Assessed	\$133,886
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$67,906 city:\$0 other:\$0 school:\$92,906	Total Taxable	county:\$83,886 city:\$0 other:\$0 school:\$108,886



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/1992	\$86,800	0764/1236	WD	I	Q	
2/6/1990	\$13,500	0710/0154	WD	V	Q	
9/1/1985	\$13,000	0573/0734	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1990	1565	2336	\$148,541

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$1,739.00	1242.00	54 x 23
0294	SHED WOOD/VINYL	1993	\$750.00	100.00	10 x 10
0169	FENCE/WOOD	2009	\$500.00	1.00	0 x 0
0166	CONC,PAVMT	2022	\$300.00	1.00	x
0031	BARN,MT AE	2022	\$6,750.00	450.00	18 x 25

0252	LEAN-TO W/O FLOOR	2022	\$1,750.00	250.00	10 x 25
------	-------------------	------	------------	--------	---------

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/.6000000 /	\$14,100 /LT	\$14,100

Search Result: 3 of 3