

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/8/2024

Parcel: << 28-4S-17-08810-005 (32617) >>

Owner & Property Info

Result: 1 of 1

Owner	GRANADOS JOE GRANADOS MARINA 8811 SW 193RD TERRACE MIAMI, FL 33157		
Site	312 SW SELLERS WAY, LAKE CITY		
Description*	COMM SE COR OF NW1/4 OF SE1/4, RUN W 1335.06 FT, N 649.18 FT FOR POB, CONT N 221.39 FT, E 641.60 FT, S 222.9 FT, W 641.86 FT TO POB. ORB 368-537, DC FOR WILLIAM 880-905, (ORDER OF SUMMARY ADM 1236-2066) & WD 1239-1078		
Area	3.34 AC	S/T/R	28-4S-17
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$28,390	Mkt Land	\$33,400
Ag Land	\$0	Ag Land	\$0
Building	\$84,137	Building	\$92,021
XFOB	\$5,000	XFOB	\$5,000
Just	\$117,527	Just	\$130,421
Class	\$0	Class	\$0
Appraised	\$117,527	Appraised	\$130,421
SOH/10% Cap	\$10,573	SOH/10% Cap	\$12,772
Assessed	\$117,527	Assessed	\$130,421
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$106,954 city:\$0 other:\$0 school:\$117,527	Total Taxable	county:\$117,649 city:\$0 other:\$0 school:\$130,421

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

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/27/2012	\$36,000	1239 / 1078	WD	I	U	37
6/18/2012	\$100	1236 / 2066	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1989	1284	1300	\$92,021

*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
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0285	SALVAGE	2004	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2017	\$4,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.340 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$33,400

Search Result: 1 of 1

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