

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 6/19/2025

Parcel: << 09-4S-17-08301-163 (30223) >>

## Owner & Property Info

Result: 1 of 1

|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | BRYANT FELICIA<br>BRYANT SEAN<br>163 SE BEADIE DR<br>LAKE CITY, FL 32025                                 |              |          |
| Site         | 163 SE BEADIE DR, LAKE CITY  |              |          |
| Description* | LOT 13 BLK C HIGH HAMMOCK. 850-841, WD 1089-2215, CT 1309-436, WD 1316-1995, WD 1322-1177, WD 1508-2275, |              |          |
| Area         | 1.6 AC   | S/T/R        | 09-4S-17 |
| Use Code**   | MOBILE HOME (0200)   | 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              | \$16,650                    | Mkt Land            | \$16,650                   |
| Ag Land               | \$0                         | Ag Land             | \$0                        |
| Building              | \$87,793                    | Building            | \$69,703                   |
| XFOB                  | \$6,000                     | XFOB                | \$6,000                    |
| Just                  | \$110,443                   | Just                | \$92,353                   |
| Class                 | \$0                         | Class               | \$0                        |
| Appraised             | \$110,443                   | Appraised           | \$92,353                   |
| SOH/10% Cap           | \$8,590                     | SOH/10% Cap         | \$0                        |
| Assessed              | \$110,443                   | Assessed            | \$92,353                   |
| Exempt                | \$0                         | Exempt              | HX HB<br>DX \$55,722       |
| Total Taxable         | county:\$101,853            | Total Taxable       | county:\$36,631            |
|                       | city:\$0                    |                     | city:\$0                   |
|                       | other:\$0 school: \$110,443 |                     | other:\$0 school: \$62,353 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 2/22/2024  | \$127,500  | 1508 / 2275 | WD   | I   | Q                     | 01    |
| 9/20/2016  | \$26,300   | 1322 / 1177 | WD   | I   | U                     | 18    |
| 6/2/2016   | \$100      | 1316 / 1995 | WD   | I   | U                     | 18    |
| 2/2/2016   | \$100      | 1309 / 436  | CT   | I   | U                     | 18    |
| 7/12/2006  | \$57,000   | 1089 / 2215 | WD   | I   | Q                     |       |
| 11/15/1997 | \$12,000   | 850 / 841   | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*   | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch      | MANUF 1 (0200) | 1997     | 1216    | 1216      | \$69,703   |

\*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  |
|------|-----------|----------|------------|-------|-------|
| 9947 | Septic    |          | \$3,000.00 | 1.00  | 0 x 0 |
| 0261 | PRCH, UOP | 2023     | \$1,500.00 | 1.00  | x     |
| 0261 | PRCH, UOP | 2023     | \$1,500.00 | 1.00  | x     |

▼ **Land Breakdown**

| Code | Desc         | Units               | Adjustments                      | Eff Rate     | Land Value |
|------|--------------|---------------------|----------------------------------|--------------|------------|
| 0200 | MBL HM (MKT) | 1.000 LT (1.600 AC) | 1.0000/1.0000 1.0000/.90000000 / | \$16,650 /LT | \$16,650   |

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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