

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/9/2021

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

Owner & Property Info

Result: 6 of 7

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	\$10,500
Ag Land	\$0	Ag Land	\$0
Building	\$127,173	Building	\$125,281
XFOB	\$4,189	XFOB	\$4,189
Just	\$141,862	Just	\$139,970
Class	\$0	Class	\$0
Appraised	\$141,862	Appraised	\$139,970
SOH Cap [?]	\$23,956	SOH Cap [?]	\$18,527
Assessed	\$117,906	Assessed	\$121,443
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:\$71,443 city:\$0 other:\$0 school:\$96,443



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	\$125,281

*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

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 /	\$10,500 /LT	\$10,500

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