

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 2/26/2026

Parcel: << 11-5S-16-03564-006 (17443) >>

Owner & Property Info

Result: 1 of 1

Owner	FRANKS DANIEL EUGENE FRANKS LISA 346 SW OLD WIRE ROAD LAKE CITY, FL 32024		
Site	346 SW OLD WIRE RD, LAKE CITY		
Description*	COMM SE COR NE1/4 OF SE1/4, RUN N 759 FT FOR POB, W 863.49 FT, N 263.50 FT, E 863.59 FT., S 263.50 FT TO POB & EX ADDNT CO RD R/W TAKEN AS DESC IN ORB 1223-893. 620-400, 753-1415		
Area	5.21 AC	S/T/R	11-5S-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	\$57,310	Mkt Land	\$57,310
Ag Land	\$0	Ag Land	\$0
Building	\$36,050	Building	\$36,050
XFOB	\$9,000	XFOB	\$9,000
Just	\$102,360	Just	\$102,360
Class	\$0	Class	\$0
Appraised	\$102,360	Appraised	\$102,360
SOH/10% Cap	\$46,453	SOH/10% Cap	\$44,944
Assessed	\$55,907	Assessed	\$57,416
Exempt	HX HB \$30,907	Exempt	HX HB \$32,416
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$30,907	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$32,416

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
11/21/1991	\$15,000	753 / 1415	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Bilt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1992	1296	1296	\$36,050

*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 Bilt	Value	Units	Dims
0190	FPLC PF	2014	\$1,200.00	1.00	0 x 0
0261	PRCH, UOP	2014	\$300.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2019	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	5.210 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$57,310

Search Result: 1 of 1

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