

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 1/18/2024

Parcel: << 17-3S-16-02168-117 (7254) >>

Owner & Property Info

Result: 1 of 1

Owner	FLUGRATH GERALDINE 1139 NW BLACKBERRY CIR LAKE CITY, FL 32055		
Site	1139 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 17 BLACKBERRY FARMS S/D. ORB WD 999-372. WD 1204-473, WD 1275-2142,		
Area	5.36 AC	S/T/R	17-3S-16
Use Code**	SINGLE FAMILY (0100)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$53,600	Mkt Land	\$53,600
Ag Land	\$0	Ag Land	\$0
Building	\$453,121	Building	\$447,727
XFOB	\$63,305	XFOB	\$61,255
Just	\$570,026	Just	\$562,582
Class	\$0	Class	\$0
Appraised	\$570,026	Appraised	\$562,582
SOH Cap [?]	\$254,334	SOH Cap [?]	\$237,419
Assessed	\$315,692	Assessed	\$325,163
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$265,692 city:\$0 other:\$0 school:\$290,692	Total Taxable	county:\$275,163 city:\$0 other:\$0 school:\$300,163

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
6/5/2014	\$390,000	1275/2142	WD	I	Q	01
10/29/2010	\$325,000	1204/0473	WD	I	Q	03
11/3/2003	\$56,300	0999/0372	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	3319	5517	\$447,727

*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
0180	FPLC 1STRY	2006	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2006	\$210.00	84.00	7 x 12
0260	PAVEMENT-ASPHALT	2006	\$9,738.00	6492.00	0 x 0
0280	POOL R/CON	2010	\$48,507.00	976.00	0 x 0
0169	FENCE/WOOD	2022	\$800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.360 AC	1.0000/1.0000 1.0000/1	\$10,000 /AC	\$53,600