

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/19/2025

Parcel: << 26-3S-16-02307-125 (8332) >>

Owner & Property Info

Result: 3 of 3

Owner	BROWN CLARENCE E III BROWN CAROLINE M 1564 NW FRONTIER DR LAKE CITY, FL 32055		
Site	1564 NW FRONTIER DR, LAKE CITY		
Description*	LOT 25 VILLAGE ON THE GREEN S/D. ORB 626-512, 626-513, 629-417, 728-465, 796-407, 797-1825, 839-1620, 917-917, WD 1060-2281, WD 1060-2283, WD 1323-968,		
Area	0.44 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.

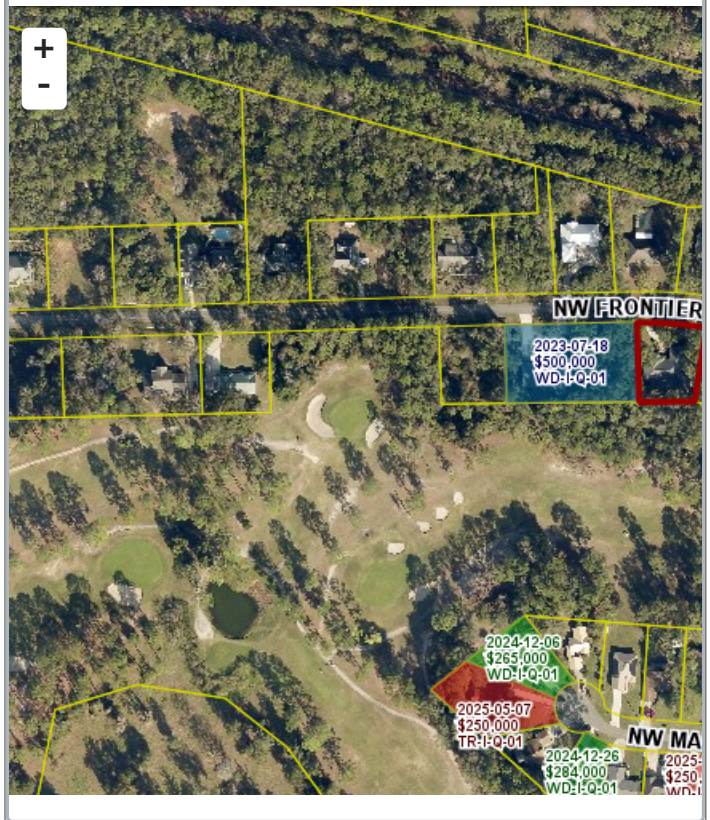
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$36,000	Mkt Land	\$42,000
Ag Land	\$0	Ag Land	\$0
Building	\$551,124	Building	\$580,954
XFOB	\$6,672	XFOB	\$6,672
Just	\$593,796	Just	\$629,626
Class	\$0	Class	\$0
Appraised	\$593,796	Appraised	\$629,626
SOH/10% Cap	\$214,020	SOH/10% Cap	\$238,836
Assessed	\$379,776	Assessed	\$390,790
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$329,776 city:\$0 other:\$0 school:\$354,776	Total Taxable	county:\$340,068 city:\$0 other:\$0 school:\$365,790

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
10/4/2016	\$395,000	1323 / 968	WD	I	Q	01
9/29/2005	\$355,000	1060 / 2283	WD	I	Q	
9/29/2005	\$355,000	1060 / 2281	WD	I	Q	
12/22/2000	\$225,000	917 / 917	WD	I	Q	
5/13/1997	\$217,000	839 / 1620	WD	I	Q	
9/23/1994	\$210,000	796 / 407	WD	I	Q	
8/15/1990	\$30,000	728 / 465	WD	V	Q	
7/20/1987	\$22,500	629 / 417	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1993	3528	4551	\$580,954

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$5,272.00	3766.00	0 x 0
0258	PATIO	2009	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0140	SFR GOLF (MKT)	1.000 LT (0.440 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$42,000 /LT	\$42,000

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