

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/15/2024

Parcel: << 17-5S-17-09280-103 (45398) >>

Owner & Property Info

Result: 1 of 2

Owner	SMITH AMY JOAN 3167 WHISPER WIND DRIVE ST CLOUD, FL 34771		
Site	3291 SW CUSTOM MADE DR, LAKE CITY		
Description*	LOT 3 OAKS OF LAKE CITY PHS 1. WD 1336-613, WD 1493-93		
Area	4.97 AC	S/T/R	17-5S-17
Use Code**	VACANT (0000)	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	\$108,000	Mkt Land	\$140,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$108,000	Just	\$140,000
Class	\$0	Class	\$0
Appraised	\$108,000	Appraised	\$140,000
SOH/10% Cap	\$80,653	SOH/10% Cap	\$0
Assessed	\$108,000	Assessed	\$140,000
Exempt	\$0	Exempt	\$0
Total	county:\$27,347 city:\$0	Total	county:\$140,000 city:\$0
Taxable	other:\$0 school:\$108,000	Taxable	other:\$0 school:\$140,000

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.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/16/2023	\$175,000	1493 / 093	WD	V	Q	01
5/5/2017	\$87,400	1336 / 613	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (4.970 AC)	1.0000/1.0000 1.0000/ /	\$140,000 /LT	\$140,000

Search Result: 1 of 2

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Aerial Viewer Pictometry Google Maps

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