

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 9/12/2024

Parcel: 27-3S-16-02310-101 (8525)

Owner & Property Info

Result: 1 of 1

Owner	PECORA PATRICIA 1855 NW FRONTIER DR LAKE CITY, FL 32055		
Site	1855 NW FRONTIER DR, LAKE CITY		
Description*	LOT 1 VILLAGE ON THE GREEN S/D. 626-512-513, 958-75, 976-2079, WD 1101-93, WD 1395-2564, LE 1473-2471, DC 1498-1870		
Area	0.443 AC	S/T/R	27-3S-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

2023 Certified Values		2024 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$265,546	Building	\$286,789
XFOB	\$16,120	XFOB	\$16,120
Just	\$311,666	Just	\$332,909
Class	\$0	Class	\$0
Appraised	\$311,666	Appraised	\$332,909
SOH/10% Cap	\$148,182	SOH/10% Cap	\$159,468
Assessed	\$163,484	Assessed	\$173,441
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$113,484 city:\$0 other:\$0 school:\$138,484	Total Taxable	county:\$123,441 city:\$0 other:\$0 school:\$148,441

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
8/18/2022	\$100	1473 / 2471	LE	I	U	14
9/26/2019	\$260,000	1395 / 2564	WD	I	Q	01
11/2/2006	\$292,000	1101 / 093	WD	I	Q	
3/6/2003	\$177,500	976 / 2079	WD	I	Q	
7/16/2002	\$10,000	958 / 075	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	2225	3337	\$286,789

\*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	2002	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2002	\$6,720.00	2240.00	0 x 0
0296	SHED METAL	2009	\$2,100.00	1.00	0 x 0
0060	CARPORT F	2018	\$800.00	1.00	0 x 0
0169	FENCE/WOOD	2018	\$2,500.00	1.00	0 x 0
0296	SHED METAL	2018	\$500.00	1.00	0 x 0
0296	SHED METAL	2018	\$500.00	1.00	0 x 0
0119	MASONRY WALLS	2018	\$1,000.00	1.00	0 x 0
0120	CLFENCE 4	2022	\$800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.443 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

