

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 1/15/2026

Parcel: << 27-3S-16-02310-110 (8535) >>

## Owner & Property Info

Result: 1 of 1

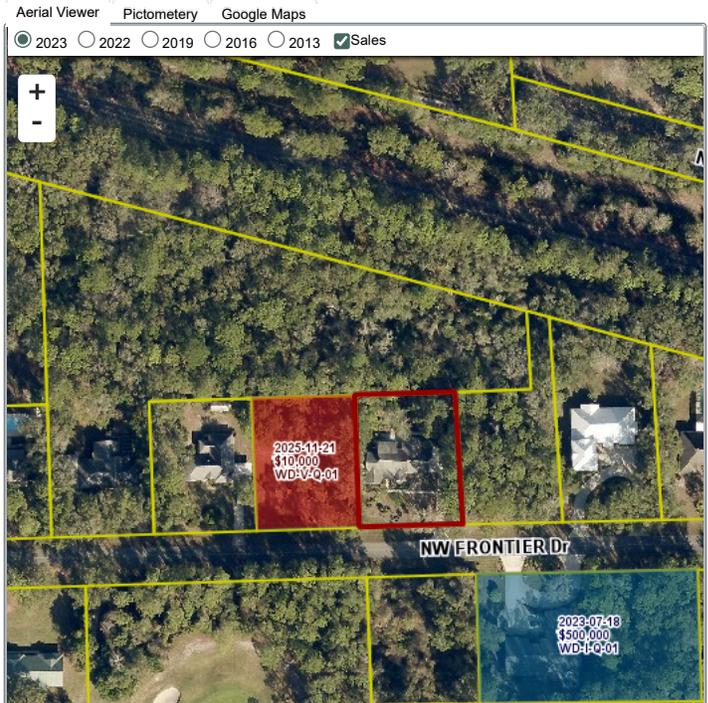
Owner	<b>TONER WANDA K</b> 1643 NW FRONTIER DR LAKE CITY, FL 32055		
Site	1643 NW FRONTIER DR, LAKE CITY		
Description*	LOT 10 VILLAGE ON THE GREEN S/D. 700-726, 862-466, 908-866,867, DC 1415-1194, PR 1423-1589, PR 1433-2793, LE 1454-2740.		
Area	0.415 AC	S/T/R	27-3S-16
Use Code**	SINGLE FAMILY (0100)	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

2025 Certified Values		2026 Working Values	
Mkt Land	\$30,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$201,164	Building	\$208,180
XFOB	\$10,556	XFOB	\$10,556
Just	\$241,720	Just	\$253,736
Class	\$0	Class	\$0
Appraised	\$241,720	Appraised	\$253,736
SOH/10% Cap	\$90,530	SOH/10% Cap	\$93,494
Assessed	\$151,190	Assessed	\$160,242
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$101,190 city:\$0 other:\$0 school:\$126,190	Total Taxable	county:\$109,520 city:\$0 other:\$0 school:\$135,242

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
12/15/2021	\$100	1454 / 2740	LE	I	U	14
3/25/2021	\$100	1433 / 2793	PR	I	U	19
11/6/2020	\$0	1423 / 1589	PB	I	U	18
8/9/2000	\$100	908 / 867	QC	I	Q	01
8/9/2000	\$117,000	908 / 866	WD	I	Q	
7/8/1998	\$115,900	862 / 466	WD	I	Q	
7/19/1989	\$15,000	691 / 759	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1990	1972	2810	\$208,180

\*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0166	CONC, PAVMT	0	\$2,016.00	1440.00	120 x 12
0261	PRCH, UOP	1993	\$1,040.00	160.00	8 x 20
0294	SHED WOOD/VINYL	1993	\$3,000.00	400.00	20 x 20
0169	FENCE/WOOD	1993	\$1,800.00	240.00	0 x 0
0252	LEAN-TO W/O FLOOR	2018	\$200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2018	\$500.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.415 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

Search Result: 1 of 1

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