

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/26/2025

Parcel: << 35-3S-16-02309-057 (8504) >>

Owner & Property Info

Result: 1 of 1

Owner	GRUBB JOHN M GRUBB CONNIE F TRUSTEE CONNIE F GRUBB AS TRUSTEES 203 NW HARRIS LAKE DR LAKE CITY, FL 32055		
Site	203 NW HARRIS LAKE DR, LAKE CITY		
Description*	LOT 57 FAIRWAY VIEW S/D UNIT 1, 375-403, 790-202, 883-1100, WD 997-1728, QC 1002-1434, 1002-1550, QC 1058-1107, WD 1344-985,		
Area	0.83 AC	S/T/R	35-3S-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	\$30,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$295,083	Building	\$310,387
XFOB	\$11,897	XFOB	\$11,397
Just	\$336,780	Just	\$356,784
Class	\$0	Class	\$0
Appraised	\$336,780	Appraised	\$356,784
SOH/10% Cap	\$127,214	SOH/10% Cap	\$141,141
Assessed	\$209,566	Assessed	\$215,643
Exempt	HX HB	Exempt	HX HB
	\$50,000		\$50,722
Total	county:\$159,566 city:\$0	Total	county:\$164,921 city:\$0
Taxable	other:\$0 school:\$184,566	Taxable	other:\$0 school:\$190,643

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
9/15/2017	\$215,000	1344 / 985	WD	I	Q	01
11/20/2003	\$100	1002 / 1434	WD	I	Q	06
10/8/2003	\$182,000	997 / 1728	WD	I	Q	
6/29/1999	\$150,000	883 / 1100	WD	I	Q	
5/6/1994	\$18,000	790 / 202	WD	V	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	2891	4555	\$310,387

*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
0166	CONC,PAVMT	1995	\$4,597.00	7662.00	0 x 0
0190	FPLC PF	1995	\$1,200.00	1.00	0 x 0
0169	FENCE/WOOD	2018	\$800.00	1.00	0 x 0
0104	GENERATOR PERM	2021	\$4,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.830 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Search Result: 1 of 1

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