

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/9/2021

Parcel: << **07-5S-16-03487-108 (17111)** >>**Owner & Property Info**

Result: 1 of 1

Owner	FRAZIER JOE & FRAZIER VANDA VANDA FRAZIER 324 SW GRASSLAND WAY LAKE CITY, FL 32024		
Site	324 SW GRASSLAND Way, LAKE CITY		
Description*	LOT 8 GRASSLAND ACRES S/D. 677-177, CT 816-1419, WD 1102- 1271, CT 1248-661, WD 1251-2766, CT 1338-2661, WD 1344- 2725,		
Area	5.95 AC	S/T/R	07-5S-16
Use Code**	MOBILE HOME (0200)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$33,250	Mkt Land	\$33,250
Ag Land	\$0	Ag Land	\$0
Building	\$83,402	Building	\$89,543
XFOB	\$3,900	XFOB	\$3,900
Just	\$120,552	Just	\$126,693
Class	\$0	Class	\$0
Appraised	\$120,552	Appraised	\$126,693
SOH Cap [?]	\$0	SOH Cap [?]	\$4,453
Assessed	\$120,552	Assessed	\$122,240
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$70,552 city:\$70,552 other:\$70,552 school:\$95,552	Total Taxable	county:\$72,240 city:\$0 other:\$0 school:\$97,240

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/26/2017	\$99,900	1344/2725	WD	I	U	12
6/13/2017	\$100	1338/2661	CT	I	U	18
3/25/2013	\$80,000	1251/2766	WD	I	U	12
1/9/2013	\$100	1248/0661	CT	I	U	18
3/6/2006	\$27,000	1102/1281	WD	V	U	08
1/3/1996	\$0	0816/1419	CT	I	U	11
3/5/1988	\$17,000	0677/0177	AD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2007	2356	2356	\$89,543

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
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0190	FPLC PF	2008	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	2014	\$200.00	1.00	0 x 0
0296	SHED METAL	2019	\$2,500.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.950 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

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