

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/31/2022

Parcel: << **26-3S-16-02308-095 (8396)** >>**Owner & Property Info**

Result: 1 of 1

| | | | |
|--------------|--|--------------|----------|
| Owner | MINSON LEE M MINSON LISA G 1027 NW FRONTIER DRIVE LAKE CITY, FL 32055 | | |
| Site | 1027 NW FRONTIER Dr, LAKE CITY | | |
| Description* | LOT 18 FAIRWAY VIEW UNIT 4. ORB 710-154, 764-1236 | | |
| Area | 0 AC | S/T/R | 26-3S-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

| 2021 Certified Values | | 2022 Working Values | |
|-----------------------|-----------------|---------------------|-----------------|
| Mkt Land | \$10,500 | Mkt Land | \$14,100 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$127,173 | Building | \$134,228 |
| XFOB | \$4,189 | XFOB | \$4,189 |
| Just | \$141,862 | Just | \$152,517 |
| Class | \$0 | Class | \$0 |
| Appraised | \$141,862 | Appraised | \$152,517 |
| SOH Cap [?] | \$23,956 | SOH Cap [?] | \$31,074 |
| Assessed | \$117,906 | Assessed | \$121,443 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,000 |
| Total Taxable | county:\$67,906 | Total Taxable | county:\$71,443 |
| | city:\$0 | | city:\$0 |
| | other:\$0 | | other:\$0 |
| | school:\$92,906 | | school:\$96,443 |

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/1/1992 | \$86,800 | 0764/1236 | WD | I | Q | |
| 2/6/1990 | \$13,500 | 0710/0154 | WD | V | Q | |
| 9/1/1985 | \$13,000 | 0573/0734 | WD | V | Q | |

▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1990 | 1565 | 2336 | \$134,228 |

*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.