

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 9/1/2022

Parcel: << **18-5S-17-09280-106 (33999)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>FRAZIER CHRISTOPHER B</b> <b>FRAZIER DONNA M</b> 3101 SW CUSTOM MADE CIR LAKE CITY, FL 32024		
Site	3101 SW CUSTOM MADE Cir, LAKE CITY		
Description*	LOT 6 OAKS OF LAKE CITY PHS 1. WD 1299-2716,		
Area	1.98 AC	S/T/R	18-5S-17
Use Code**	SINGLE FAMILY (0100)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$36,000	Mkt Land	\$45,000
Ag Land	\$0	Ag Land	\$0
Building	\$210,260	Building	\$246,720
XFOB	\$4,064	XFOB	\$4,064
Just	\$250,324	Just	\$295,784
Class	\$0	Class	\$0
Appraised	\$250,324	Appraised	\$295,784
SOH Cap [?]	\$47,448	SOH Cap [?]	\$86,822
Assessed	\$202,876	Assessed	\$208,962
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$152,876 city:\$0 other:\$0 school:\$177,876	Total Taxable	county:\$158,962 city:\$0 other:\$0 school:\$183,962



## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/19/2015	\$29,000	1299/2716	WD	V	Q	01

## ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	2016	1902	2808	\$246,720

\*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
0166	CONC,PAVMT	2016	\$4,064.00	2032.00	0 x 0

## ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.980 AC)	1.0000/1.0000 1.0000/ /	\$45,000 /LT	\$45,000

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