

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/16/2023

Parcel: << 26-3S-16-02305-108 (8276) >>

Owner & Property Info

Result: 1 of 1

Owner	GROOVER WILLIAM N GROOVER KATHLEEN C 384 NW PRIMITIVE GLN LAKE CITY, FL 32055		
Site	384 NW PRIMITIVE GLN, LAKE CITY		
Description*	COMM NW COR OF SEC 25-3S-16, RUN S 1558.58 FT FOR POB, SE 71 DEG 757.43 FT TO A PT IN C/L OF CREEK, RUN SW'LY ALONG C/L FOR A TOTAL OF 854.58 FT, RUN NW 55 DEG 105.79 FT TO E LINE OF SEC 26, CONT NW 55 DEG 845.42 FT TO PT OF A CURVE, RUN N'R'LY ALONG CURVE ...more>>>		
Area	11.76 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

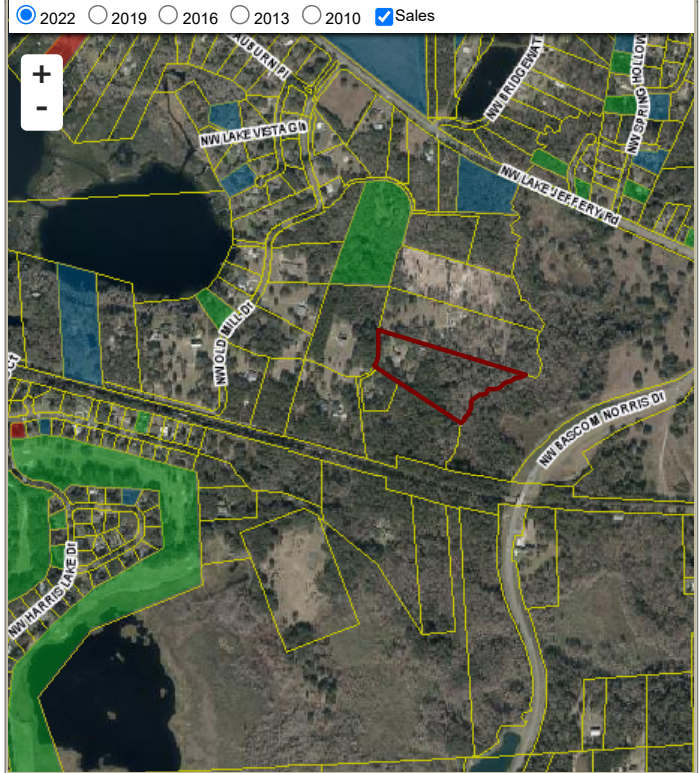
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2022 Certified Values		2023 Working Values	
Mkt Land	\$70,560	Mkt Land	\$70,560
Ag Land	\$0	Ag Land	\$0
Building	\$284,789	Building	\$281,015
XFOB	\$25,160	XFOB	\$24,910
Just	\$380,509	Just	\$376,485
Class	\$0	Class	\$0
Appraised	\$380,509	Appraised	\$376,485
SOH Cap [?]	\$71,875	SOH Cap [?]	\$58,592
Assessed	\$308,634	Assessed	\$317,893
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$258,634 city:\$0 other:\$0 school:\$283,634	Total Taxable	county:\$267,893 city:\$0 other:\$0 school:\$292,893

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/31/2005	\$420,000	1047/1866	WD	I	Q	
3/16/1998	\$35,000	0855/1239	WD	V	Q	
1/16/1998	\$100	0852/0077	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	2574	4131	\$274,182
Sketch	BARN (8600)	2000	812	1568	\$6,833

*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
0180	FPLC 1STRY	2000	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2000	\$11,060.00	5530.00	0 x 0
0070	CARPORT UF	2017	\$1,000.00	1.00	0 x 0
0060	CARPORT F	2017	\$6,600.00	600.00	20 x 30
0104	GENERATOR PERM	2020	\$4,250.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	11.760 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$70,560

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