

# Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 10/24/2024

Parcel: << 09-4S-17-08302-014 (45360) >>

## Owner & Property Info

Result: 3 of 4

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | FRAZE RICHARD R JR<br>FRAZE THRESA B<br>137 SE FONTANA GLN<br>LAKE CITY, FL 32025             |              |          |
| Site         | 137 SE FONTANA GLN, LAKE CITY   |              |          |
| Description* | LOTS 13 & 14 DEERWOOD FOREST UT 1. 481-250, 819-2151, WD 1303-258, WD 1313-2617, WD 1315-607, |              |          |
| Area         | 1.6 AC  | S/T/R        | 09-4S-17 |
| 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              | \$29,137  | Mkt Land            | \$29,137  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$147,618   | Building            | \$147,618   |
| XFOB                  | \$28,080  | XFOB                | \$28,080  |
| Just                  | \$204,835   | Just                | \$204,835   |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$204,835   | Appraised           | \$204,835   |
| SOH/10% Cap           | \$88,469  | SOH/10% Cap         | \$84,978  |
| Assessed              | \$116,366   | Assessed            | \$119,857   |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB \$50,000  |
| Total Taxable         | county:\$66,366 city:\$0<br>other:\$0 school:\$91,366 | Total Taxable       | county:\$69,857 city:\$0<br>other:\$0 school:\$94,857 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 5/17/2016  | \$100      | 1315 / 607  | WD   | I   | U                     | 14    |
| 4/26/2016  | \$100      | 1313 / 2617 | WD   | I   | U                     | 30    |
| 10/26/2015 | \$100      | 1303 / 258  | WD   | I   | U                     | 14    |
| 3/29/1996  | \$68,500   | 819 / 2151  | WD   | I   | U                     | 35    |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1981     | 1636    | 1984      | \$147,618  |

\*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    |
|------|------------|----------|-------------|--------|---------|
| 0190 | FPLC PF    | 0        | \$1,200.00  | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT | 1993     | \$300.00    | 1.00   | 0 x 0   |
| 0258 | PATIO      | 2012     | \$200.00    | 1.00   | 0 x 0   |
| 0296 | SHED METAL | 2012     | \$100.00    | 1.00   | 0 x 0   |
| 0120 | CLFENCE 4  | 2012     | \$50.00     | 1.00   | 0 x 0   |
| 0280 | POOL R/CON | 2014     | \$25,830.00 | 450.00 | 15 x 30 |
| 0070 | CARPORT UF | 2017     | \$400.00    | 1.00   | 0 x 0   |

## Land Breakdown

| Code | Desc          | Units               | Adjustments                     | Eff Rate     | Land Value |
|------|---------------|---------------------|---------------------------------|--------------|------------|
| 0100 | SFR (MKT)     | 1.000 LT (0.800 AC) | 1.0000/1.0000 1.0000/.8250000 / | \$15,263 /LT | \$15,262   |
| 0000 | VAC RES (MKT) | 1.000 LT (0.800 AC) | 1.0000/1.0000 1.0000/.7500000 / | \$13,875 /LT | \$13,875   |

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