

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 8/12/2020

Parcel: << 26-3S-16-02305-108 >>

Owner & Property Info

Result: 2 of 2

Owner	GROOVER WILLIAM N & KATHLEEN C 384 NW PRIMITIVE GLN LAKE CITY, FL 32055		
Site	384 PRIMITIVE GL, 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 SWLY 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'RLY ALONG CURVE ...more>>>		
Area	11.76 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$65,661	Mkt Land (1)	\$65,661
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (2)	\$211,834	Building (2)	\$226,661
XFOB (4)	\$20,660	XFOB (4)	\$20,660
Just	\$298,155	Just	\$312,982
Class	\$0	Class	\$0
Appraised	\$298,155	Appraised	\$312,982
SOH Cap [?]	\$13,871	SOH Cap [?]	\$22,159
Assessed	\$284,284	Assessed	\$290,823
Exempt	HX H3	Exempt	HX H3
	\$50,000		\$50,000
Total	county:\$234,284	Total	county:\$240,823
Taxable	city:\$234,284	Taxable	city:\$240,823
	other:\$234,284		other:\$240,823
	school:\$259,284		school:\$265,823

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
5/31/2005	\$420,000	1047/1866	WD	I	Q	
3/16/1998	\$35,000	855/1239	WD	V	Q	
1/16/1998	\$100	852/0077	WD	V	U	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2000	2574	4131	\$219,654
Sketch	2	BARN (008600)	2000	0	1568	\$7,007

*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	Condition (% Good)
0180	FPLC 1STRY	2000	\$2,000.00	1.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2000	\$11,060.00	5530.000	0 x 0 x 0	(000.00)
0070	CARPORT UF	2017	\$1,000.00	1.000	0 x 0 x 0	(000.00)
0060	CARPORT F	2017	\$6,600.00	600.000	20 x 30 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	11.760 AC	1.00/1.00 1.00/1.00	\$5,583	\$65,661

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