

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 7/24/2025

Parcel: << 09-4S-17-08301-163 (30223) >>

Owner & Property Info

Result: 1 of 1

Owner	BRYANT FELICIA BRYANT SEAN 163 SE BEADIE DR LAKE CITY, FL 32025		
Site	163 SE BEADIE DR, LAKE CITY		
Description*	LOT 13 BLK C HIGH HAMMOCK. 850-841, WD 1089-2215, CT 1309-436, WD 1316-1995, WD 1322-1177, WD 1508-2275,		
Area	1.6 AC	S/T/R	09-4S-17
Use Code**	MOBILE HOME (0200)	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	\$16,650	Mkt Land	\$16,650
Ag Land	\$0	Ag Land	\$0
Building	\$87,793	Building	\$69,703
XFOB	\$6,000	XFOB	\$6,000
Just	\$110,443	Just	\$92,353
Class	\$0	Class	\$0
Appraised	\$110,443	Appraised	\$92,353
SOH/10% Cap	\$8,590	SOH/10% Cap	\$0
Assessed	\$110,443	Assessed	\$92,353
Exempt	\$0	Exempt	HX HB DX \$55,722
Total Taxable	county:\$101,853 city:\$0 other:\$0 school:\$110,443	Total Taxable	county:\$36,631 city:\$0 other:\$0 school:\$62,353

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
2/22/2024	\$127,500	1508 / 2275	WD	I	Q	01
9/20/2016	\$26,300	1322 / 1177	WD	I	U	18
6/2/2016	\$100	1316 / 1995	WD	I	U	18
2/2/2016	\$100	1309 / 436	CT	I	U	18
7/12/2006	\$57,000	1089 / 2215	WD	I	Q	
11/15/1997	\$12,000	850 / 841	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	1997	1216	1216	\$69,703

\*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
9947	Septic		\$3,000.00	1.00	0 x 0
0261	PRCH, UOP	2023	\$1,500.00	1.00	x
0261	PRCH, UOP	2023	\$1,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (1.600 AC)	1.0000/1.0000 1.0000/.9000000 /	\$16,650 /LT	\$16,650

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

