

# Columbia County Property Appraiser

Jeff Hampton

**2022 Working Values**

updated: 9/22/2022

Parcel: << **05-3S-17-04843-020 (24438)** >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

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Owner	<b>FRAZE DAVID E</b> <b>FRAZE SUSAN L</b> 346 NW IVY GLEN LAKE CITY, FL 32055		
Site	346 NW IVY Gln, LAKE CITY		
Description*	COMM SW COR OF NW1/4, RUN N 775.54 FT, E 585 FT FOR POB, CONT E 225 FT, N 315.51 FT, W 225 FT, S 315.51 FT TO POB. (AKA LOT 20 CARTER PLACE S/D UNREC). 514-613, 780-956, 786-1137, 825-129, 825-133, QC 1429-2659,		
Area	1.63 AC	S/T/R	05-3S-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	\$18,256	Mkt Land	\$19,560
Ag Land	\$0	Ag Land	\$0
Building	\$77,879	Building	\$92,336
XFOB	\$31,372	XFOB	\$43,353
Just	\$127,507	Just	\$155,249
Class	\$0	Class	\$0
Appraised	\$127,507	Appraised	\$155,249
SOH Cap [?]	\$27,402	SOH Cap [?]	\$49,048
Assessed	\$100,105	Assessed	\$106,201
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$50,105 city:\$0 other:\$0 school:\$75,105	Total Taxable	county:\$56,201 city:\$0 other:\$0 school:\$81,201

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/28/2021	\$100	<a href="#">1429/2659</a>	QC	I	U	11
9/27/1993	\$0	<a href="#">0780/0956</a>	QC	I	U	01
6/1/1983	\$31,500	<a href="#">0514/0613</a>	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1983	1306	1762	\$92,336

\*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
0190	FPLC PF	1987	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2010	\$800.00	1.00	0 x 0

0060	CARPORT F	2015	\$700.00	1.00	0 x 0
0169	FENCE/WOOD	2020	\$3,000.00	1.00	x
0280	POOL R/CON	2020	\$33,869.00	576.00	16 x 36
0070	CARPORT UF	2020	\$2,400.00	1.00	21 x 41
0252	LEAN-TO W/O FLOOR	2020	\$984.00	1.00	16 x 41
0252	LEAN-TO W/O FLOOR	2020	\$400.00	1.00	x

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.630 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$19,560

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