

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 1/4/2024

Retrieve Tax Record2023 TRIM (pdf)Property CardParcel List GeneratorShow on GIS MapPrint

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 137.16 FT, RUN N 165.54 FT, NE 15 DEG 41.04 FT, SE 71 DEG 658.54 FT TO POB. (AKA LOT 8 MAX RAVNDAL S/D UNREC). ORB 852-77, 855-1239, (LIES IN SEC'S 25 & 26 BUT ALL ASSESSED IN 26-3S-16E). <<<less

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.

2023 Certified Values		2024 Working Values	
Mkt Land	\$70,560	Mkt Land	\$70,560
Ag Land	\$0	Ag Land	\$0
Building	\$310,771	Building	\$306,602
XFOB	\$25,760	XFOB	\$25,460
Just	\$407,091	Just	\$402,622
Class	\$0	Class	\$0
Appraised	\$407,091	Appraised	\$402,622
SOH Cap [?]	\$89,198	SOH Cap [?]	\$75,192
Assessed	\$317,893	Assessed	\$327,430
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$267,893 city:\$0 other:\$0 school:\$292,893	Total Taxable	county:\$277,430 city:\$0 other:\$0 school:\$302,430

Sales History							Show Similar Sales within 1/2 mile	Fill out Sales Questionnaire
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	\$299,450	

