

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/16/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **03-4S-16-02739-221 (11549)** >>**Owner & Property Info**

Result: 1 of 1

Owner	FRAZIER VIRGIL F FRAZIER TERRY K 495 SW PHILLIPS CIR LAKE CITY, FL 32024		
Site	495 SW PHILLIPS CIR, LAKE CITY		
Description*	LOT 21 TURKEY RUN S/D. 972-1854, WD 1050-1982, WD 1252-606, WD 1329-1195, WD 1426-2104,		
Area	0.64 AC	S/T/R	03-4S-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.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$280,855	Building	\$280,855
XFOB	\$2,096	XFOB	\$2,096
Just	\$312,951	Just	\$312,951
Class	\$0	Class	\$0
Appraised	\$312,951	Appraised	\$312,951
SOH/10% Cap	\$78,916	SOH/10% Cap	\$71,895
Assessed	\$234,035	Assessed	\$241,056
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total	county:\$184,035	Total	county:\$191,056
Taxable	city:\$0	Taxable	city:\$0
	other:\$0		other:\$0
	school:\$209,035		school:\$216,056

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**

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/21/2020	\$259,500	1426 / 2104	WD	I	Q	01
1/20/2017	\$209,000	1329 / 1195	WD	I	Q	01
4/1/2013	\$184,300	1252 / 606	WD	I	Q	01
6/30/2005	\$234,000	1050 / 1982	WD	I	Q	
1/22/2003	\$155,000	972 / 1854	WD	V	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2112	3462	\$280,855

*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