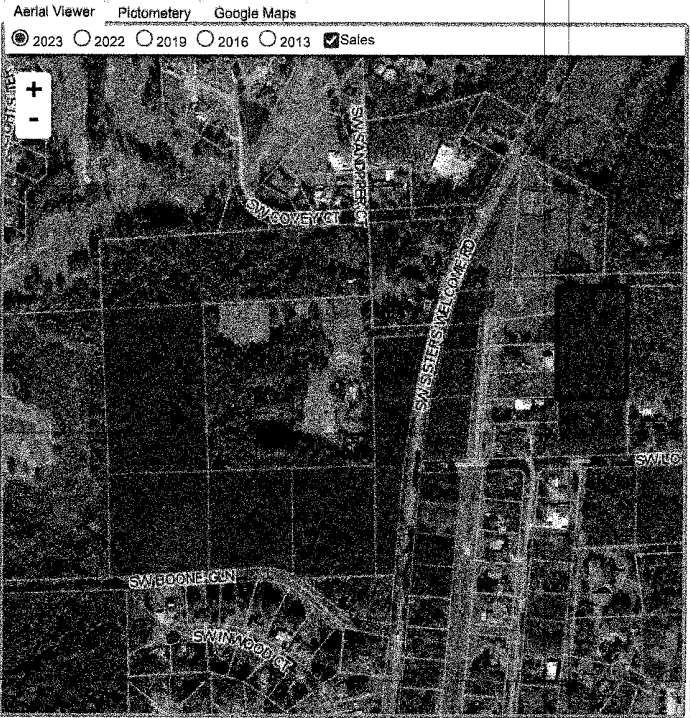


Columbia County Property Appraiser
Jeff Hampton

2025 Working Values
updated: 7/10/2025

Parcel: 12-4S-16-02935-102 (46006)



Owner & Property Info

Owner	COSBIE LEE 22903 HIGHWAY 72 TUSCUMBIA, AL 35674		
Site			
Description*	N 1/3 OF LOT 2 & N 1/3 OF EAST 11 FT OF LOT 1, CANNON CREEK ESTATES S/D & COMM SE COR OF LOT 2 CANNON CREEK ESTATES S/D, N 266.84 FT FOR POB, W 331 FT, N 266.84 FT, E 331 FT, S 266.84 FT TO POB, (BEING PART OF LOTS 1 & 2 CANNON CREEK ESTATES S/D), 722-369 ...more>>>		
Area	4.07 AC	S/T/R	12-4S-16
Use Code**	VACANT (0000)	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	\$105,820	Mkt Land	\$105,820
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$105,820	Just	\$105,820
Class	\$0	Class	\$0
Appraised	\$105,820	Appraised	\$105,820
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$105,820	Assessed	\$105,820
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,820 city:\$0 other:\$0 school:\$105,820	Total Taxable	county:\$105,820 city:\$0 other:\$0 school:\$105,820

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
5/1/2025	\$158,000	1539 / 1175	WD	V	Q	01
2/8/2023	\$110,000	1484 / 1109	WD	V	Q	05 (Multi-Parcel Sale) - show
12/30/1994	\$62,000	800 / 148	WD	I	U	32
12/22/1994	\$0	800 / 145	WD	V	Q	02
11/23/1992	\$0	768 / 2272	WD	V	Q	02
2/1/1986	\$32,400	594 / 080	AG	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
					NONE

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	4.070 AC	1.0000/1.0000 1.0000/ /	\$26,000 /AC	\$105,820