

COLUMBIA COUNTY Property Appraiser

Parcel 26-3S-15-00242-001

Owners

CAPPS ARTHUR RAY
CAPPS LYDIA KANOYE
328 SW COZY GLN
LAKE CITY, FL 32024

Parcel Summary

Location	328 SW COZY GLN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	4.4700
Section	26
Township	3S
Range	15
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

BEG NW COR OF S1/2 OF SE1/4 OF NW1/4, RUN S 662.72 FT, E 263 FT, N 662.58 FT, W 263 FT TO POB & BEG NW COR OF S1/2 OF SE1/4 OF NW1/4, S 668.78 FT, N06 DEG W 664.98 FT, E 68 FT TO POB.

662-778, 816-396, 848-926, 910-253, WD
1102-1427, WD 1102-1429, QC 1255-2294, WD
1346-2123,2125, PB 1364-216, PR 1366-1914,

Working Values

	2026
Total Building	\$300,206



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	2026
Total Extra Features	\$4,550
Total Market Land	\$40,230
Total Ag Land	\$0
Total Market	\$344,986
Total Assessed	\$324,039
Total Exempt	\$50,722
Total Taxable	\$273,317
SOH Diff	\$20,947

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$300,206	\$281,455	\$257,336	\$222,487	\$204,472	\$169,972	\$156,692
Total Extra Features	\$4,550	\$4,550	\$4,550	\$4,550	\$4,550	\$4,550	\$4,550
Total Market Land	\$40,230	\$31,290	\$31,290	\$31,290	\$30,843	\$30,421	\$30,421
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$344,986	\$317,295	\$293,176	\$258,327	\$239,865	\$204,943	\$191,663
Total Assessed	\$314,601	\$300,057	\$272,779	\$247,981	\$225,437	\$204,943	\$191,663
Total Exempt	\$50,722	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$263,879	\$300,057	\$272,779	\$247,981	\$225,437	\$204,943	\$191,663
SOH Diff	\$30,385	\$17,238	\$20,397	\$10,346	\$14,428	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>PR</u> 1366/1914	2018-08-09	<u>U</u>	<u>19</u>	PER REP DEED	Improved	\$203,500	Grantor: ROBERT KUZIANIK Grantee: ARTHUR RAY & LYDIA KANOYE CAPPS (H/W)
<u>WD</u> 1346/2125	2017-10-19	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$192,000	Grantor: JERRI S HAINES Grantee: CECILY HUI & ROBERT KUZIANIK
<u>WD</u> 1346/2123	2017-10-06	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: ANGELA M PALLADINO Grantee: JERRI S HAINES
<u>QC</u> 1255/2294	2013-06-04	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: ROBERT R HAINES & YVONNE G HAINES Grantee: JERRI S HAINES & ANGELA M PALLADINO JTWS
<u>WD</u> 1102/1429	2006-11-17	<u>Q</u>	<u>02</u>	WARRANTY DEED	Improved	\$200,000	Grantor: MICHAEL LANCE BANNISTER Grantee: ROBERT & JERRI

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							HAINES & JERRI S HAINES JTWRS

Buildings

Building # 1, Section # 1, 169972, SFR

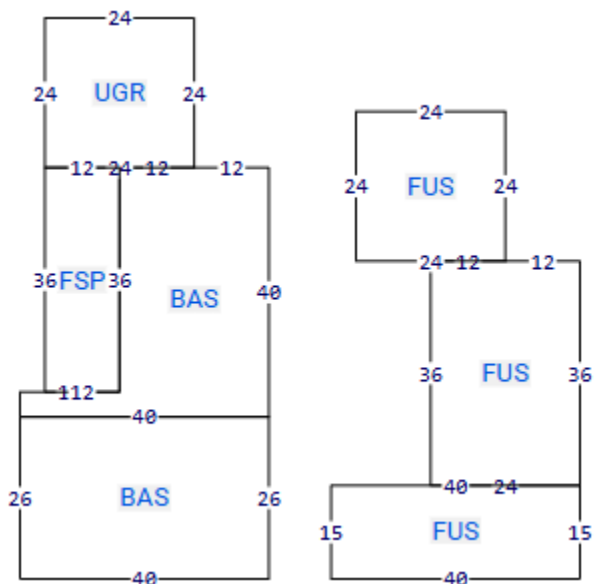
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	4104	\$461,856	1989	1989	5,112	0.00%	35.00%	65.00%	\$300,206

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	5.00	
BTH	Bathrooms	3.00	
FR	Frame	01	NONE
STR	Stories	2.	2.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,024	100%	1,024
<u>BAS</u>	1,040	100%	1,040
<u>FSP</u>	432	40%	173
<u>FUS</u>	576	100%	576
<u>FUS</u>	600	100%	600
<u>FUS</u>	864	100%	864
<u>UGR</u>	576	45%	259



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0080	DECKING	16	36	1.00	\$0.00	1993	100%	\$450
0296	SHED METAL			1.00	\$200.00	2005	50%	\$100
0070	CARPORT UF			1.00	\$0.00	2016	100%	\$2,800
0166	CONC,PAVMT			1.00	\$0.00	2016	100%	\$1,200

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	4.47	\$9,000.00/AC	4.47	1.00	\$40,230

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 28, 2023	000047942	REMODEL	PENDING	Remodel

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of December 01, 2025.

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