

## Columbia County Property Appraiser

Jeff Hampton

## 2021 Working Values

updated: 12/8/2020

Parcel: &lt;&lt; 23-3S-16-02279-118 &gt;&gt;

## Owner &amp; Property Info

Result: 4 of 5

|              |                                                                        |              |          |
|--------------|------------------------------------------------------------------------|--------------|----------|
| Owner        | JOHN AND KYOUNGJA HOMES LLC<br>1211 LOST CREEK CT<br>OSPREY, FL 34229  |              |          |
| Site         |                                                                        |              |          |
| Description* | LOT 18 TURKEY CREEK UNIT 1 S/D WD 1402-2044<br>THRU 2051, WD 1402-2072 |              |          |
| Area         | 0.25 AC                                                                | S/T/R        | 23-3S-16 |
| Use Code**   | VACANT (000000)                                                        | 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 &amp; Assessment Values

| 2020 Certified Values |                                                                       | 2021 Working Values |                                                                       |
|-----------------------|-----------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------|
| Mkt Land (1)          | \$14,500                                                              | Mkt Land (1)        | \$14,500                                                              |
| Ag Land (0)           | \$0                                                                   | Ag Land (0)         | \$0                                                                   |
| Building (0)          | \$0                                                                   | Building (0)        | \$0                                                                   |
| XFOB (0)              | \$0                                                                   | XFOB (0)            | \$0                                                                   |
| Just                  | \$14,500                                                              | Just                | \$14,500                                                              |
| Class                 | \$0                                                                   | Class               | \$0                                                                   |
| Appraised             | \$14,500                                                              | Appraised           | \$14,500                                                              |
| SOH Cap [?]           | \$0                                                                   | SOH Cap [?]         | \$0                                                                   |
| Assessed              | \$14,500                                                              | Assessed            | \$14,500                                                              |
| Exempt                | \$0                                                                   | Exempt              | \$0                                                                   |
| Total Taxable         | county:\$14,500<br>city:\$14,500<br>other:\$14,500<br>school:\$14,500 | Total Taxable       | county:\$14,500<br>city:\$14,500<br>other:\$14,500<br>school:\$14,500 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Quality (Codes) | RCode                         |
|------------|------------|-----------|------|-----|-----------------|-------------------------------|
| 1/6/2020   | \$100,000  | 1402/2072 | WD   | V   | Q               | 05 (Multi-Parcel Sale) - show |
| 1/6/2020   | \$544,000  | 1402/2049 | WD   | V   | U               | 16                            |
| 12/31/2019 | \$100      | 1402/2051 | WD   | V   | U               | 16                            |
| 12/31/2019 | \$100      | 1402/2047 | WD   | V   | U               | 11                            |
| 12/31/2019 | \$100      | 1402/2044 | WD   | V   | U               | 11                            |

## Building Characteristics

| Bldg Sketch | Bldg Item | Bldg Desc* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|------------|----------|---------|-----------|------------|
| NONE        |           |            |          |         |           |            |

## Extra Features &amp; Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims | Condition (% Good) |
|------|------|----------|-------|-------|------|--------------------|
| NONE |      |          |       |       |      |                    |

## Land Breakdown

| Land Code | Desc          | Units                 | Adjustments         | Eff Rate | Land Value |
|-----------|---------------|-----------------------|---------------------|----------|------------|
| 000000    | VAC RES (MKT) | 1.000 LT - (0.250 AC) | 1.00/1.00 1.00/1.00 | \$14,500 | \$14,500   |

Search Result: 4 of 5

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