

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/17/2021

Parcel: << **35-3S-17-07314-000 (27698)** >>

Owner & Property Info

Result: 1 of 1

Owner	CHEATHAM TERESA L 188 NE OSBURN WAY LAKE CITY, FL 32055		
Site	188 OSBURN WAY, LAKE CITY		
Description*	BEG NE COR OF SE1/4 OF NW1/4, RUN S 482.08 FT, S 86 DEG W 192 FT, S 78 DEG W 145.94 FT, N 86 DEG W 191.80 FT, N 7 DEG W 190.33 FT, N 61 DEG E 661.90 FT, E 14.99 FT TO POB. 560-15, 775-493, 907-482,485, 907-488, 911-1580, 916-815, 917-1453, 1017-2994, CT 10 ...more>>>		
Area	4.42 AC	S/T/R	35-3S-17
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

2020 Certified Values		2021 Working Values	
Mkt Land	\$52,754	Mkt Land	\$52,754
Ag Land	\$0	Ag Land	\$0
Building	\$150,426	Building	\$147,796
XFOB	\$4,343	XFOB	\$4,343
Just	\$207,523	Just	\$204,893
Class	\$0	Class	\$0
Appraised	\$207,523	Appraised	\$204,893
SOH Cap [?]	\$25,783	SOH Cap [?]	\$18,386
Assessed	\$181,740	Assessed	\$187,095
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$130,910 city:\$130,910 other:\$130,910 school:\$156,740	Total Taxable	county:\$136,507 city:\$0 other:\$0 school:\$162,095



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/12/2020	\$100	1407/2598	QC	I	U	11
12/17/2017	\$100	1350/1668	WD	I	U	11
12/17/2017	\$100	1350/0055	WD	I	U	11
6/19/2007	\$250,000	1122/1483	WD	I	Q	
7/22/2005	\$158,000	1053/1366	WD	I	U	01
9/29/2004	\$100	1028/1456	CT	I	U	01
4/5/2004	\$100	1017/2994	SD	I	U	01
1/2/2001	\$185,000	0917/1453	WD	I	Q	
5/26/1993	\$67,500	0775/0493	AG	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1939	2868	4905	\$147,796

*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 should not be used for any other purpose.

▼ **Extra Features & Out Buildings** [\(Codes\)](#)

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	0	\$300.00	1.00	0 x 0
0070	CARPORT UF	1993	\$1,425.00	1.00	19 x 30
0140	CLFENCE 6	2001	\$1,958.00	544.00	0 x 0
0080	DECKING	2001	\$660.00	330.00	11 x 30

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4.420 AC	1.0000/1.0000 1.0000/.8000000 /	\$11,200 /AC	\$49,504
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

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