

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 03-4S-16-02739-247 (11576) >>

2023 Working Values

updated: 3/30/2023

Owner & Property Info

Result: 1 of 1

Owner

TORIANI CAROL

360 SW PHILLIPS CIR

LAKE CITY, FL 32024

Site

360 SW PHILLIPS CIR, LAKE CITY

Description\*

LOT 47 TURKEY RUN S/D. WD 1004-1341, WD 1040-915, (DC PATSY J GAYLORD 1202-1388) WD 1202-1389, WD 1363-2113,

Area

0.5 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

2022 Certified Values

Mkt Land

\$22,000

Ag Land

\$0

Building

\$164,617

XFOB

\$5,550

Just

\$192,167

Class

\$0

Appraised

\$192,167

SOH Cap [?]

\$37,654

Assessed

\$154,513

Exempt

HX HB

\$50,000

Total

county:\$104,513 city:\$0

Taxable

other:\$0 school:\$129,513

2023 Working Values

Mkt Land

\$22,000

Ag Land

\$0

Building

\$161,783

XFOB

\$5,550

Just

\$189,333

Class

\$0

Appraised

\$189,333

SOH Cap [?]

\$30,185

Assessed

\$159,148

Exempt

HX HB

\$50,000

Total

county:\$109,148 city:\$0

Taxable

other:\$0 school:\$134,148

Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 7/2/2018  | \$165,000  | 1363/2113 | WD   | I   | Q                     | 01    |
| 9/30/2010 | \$152,500  | 1202/1389 | WD   | I   | U                     | 40    |
| 3/10/2005 | \$25,000   | 1040/0915 | WD   | V   | U                     | 08    |
| 1/12/2004 | \$77,500   | 1004/1341 | WD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2005     | 1781    | 2580      | \$161,783  |

\*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  |
|------|------------|----------|------------|---------|-------|
| 0166 | CONC,PAVMT | 2005     | \$4,950.00 | 1980.00 | 0 x 0 |
| 0120 | CLFENCE 4  | 2014     | \$600.00   | 1.00    | 0 x 0 |

Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.500 AC) | 1.0000/1.0000 1.0000/ / | \$22,000 /LT | \$22,000   |

Aerial Viewer

Pictometry

Google Maps

2022

2019

2016

2013

2010

Sales

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