

Columbia County Property Appraiser

CAMA updated: 4/3/2014

2013 Tax Year

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Parcel: 30-4S-17-08898-126

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Owner & Property Info

Owner's Name	SOSA JAMIE ORLANDO &		
Mailing Address	SALLY ANN SOSA 152 SW NIGHTSHADE DR LAKE CITY, FL 32024		
Site Address	152 SW NIGHTSHADE DR		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	2 (County)	Neighborhood	30417
Land Area	1.000 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 26 WESTER WOODS, PHASE 1. WD 1024-2874. WD 1073-105			



Property & Assessment Values

2013 Certified Values	
Mkt Land Value	cnt: (0) \$25,660.00
Ag Land Value	cnt: (1) \$0.00
Building Value	cnt: (1) \$162,354.00
XFOB Value	cnt: (5) \$13,328.00
Total Appraised Value	\$201,342.00
Just Value	\$201,342.00
Class Value	\$0.00
Assessed Value	\$201,342.00
Exempt Value	(code: HX H3) \$50,000.00
Total Taxable Value	Cnty: \$151,342 Other: \$151,342 Schl: \$176,342

2014 Working Values

NOTE:

2014 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
1/19/2006	1073/105	WD	I	Q		\$309,900.00
8/30/2004	1024/2874	WD	V	Q		\$26,900.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	2006	WD FR STUC (16)	2521	3624	\$156,167.00
Note: All S.F. calculations are based on <u>exterior</u> building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0180	FPLC 1STRY	2006	\$2,000.00	0000001.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2006	\$3,160.00	0001264.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2006	\$500.00	0000200.000	44 x 5 x 0	(000.00)
0169	FENCE/WOOD	2008	\$4,212.00	0000312.000	0 x 0 x 0	(000.00)
0296	SHED METAL	2008	\$3,456.00	0000288.000	12 x 24 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	1 LT	1.00/1.00/1.00/1.00	\$16,200.00	\$16,200.00

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DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.