

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/15/2023

Parcel: << **30-4S-17-08898-112 (32837)** >>

Owner & Property Info

Result: 1 of 1

Owner	SIVACEK TIMOTHY MILAN SIVACEK JUSTINA JO 261 SW NIGHTSHADE DR LAKE CITY, FL 32024		
Site	261 SW NIGHTSHADE DR, LAKE CITY		
Description*	LOT 12 WESTER WOODS, PHASE 1. WD 1024-2389, WD 1040-1747, CT 1221-2365, WD 1229-1406, WD 1438-2612,		
Area	1 AC	S/T/R	30-4S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$258,827	Building	\$281,952
XFOB	\$6,054	XFOB	\$6,054
Just	\$286,881	Just	\$316,006
Class	\$0	Class	\$0
Appraised	\$286,881	Appraised	\$316,006
SOH Cap [?]	\$0	SOH Cap [?]	\$20,519
Assessed	\$286,881	Assessed	\$295,487
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$236,881 city:\$0 other:\$0 school:\$261,881	Total Taxable	county:\$245,487 city:\$0 other:\$0 school:\$270,487

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 ☒ Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$345,000	1438/2612	WD	I	Q	01
1/6/2012	\$220,000	1229/1406	WD	I	U	12
9/26/2011	\$0	1221/2365	CT	I	U	18
3/11/2005	\$269,900	1040/1747	WD	I	Q	
8/25/2004	\$26,900	1024/2389	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2628	3391	\$281,952

*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	\$3,254.00	1627.00	0 x 0
0169	FENCE/WOOD	2017	\$2,800.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

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