

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/14/2024

Parcel: << 26-3S-15-00230-004 (43376) >>

Owner & Property Info

Result: 3 of 3

Owner	THOMAS FREDERICK L THOMAS AUDREY M 225 SW COZY GLN LAKE CITY, FL 32024		
Site	225 SW COZY GLN, LAKE CITY		
Description*	COMM NW COR OF SE1/4 OF NW1/4, RUN E 521.74 FT FOR POB, S 39 DEG E 411.79 FT, S 39 DEG E 199.32 FT, E 342.44 FT W R/W CR 252-A, S 175 FT, W 723.24 FT, N 661.56 FT TO POB, 885-1672, WD 1425-744, WD 1428-1056, QC 1430-794,		
Area	5 AC	S/T/R	26-3S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*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

2024 Certified Values		2025 Working Values	
Mkt Land	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$293,239	Building	\$293,239
XFOB	\$6,051	XFOB	\$6,051
Just	\$339,290	Just	\$339,290
Class	\$0	Class	\$0
Appraised	\$339,290	Appraised	\$339,290
SOH/10% Cap	\$63,578	SOH/10% Cap	\$55,307
Assessed	\$275,712	Assessed	\$283,983
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$225,712 city:\$0 other:\$0 school:\$250,712	Total Taxable	county:\$233,983 city:\$0 other:\$0 school:\$258,983

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/11/2021	\$100	1430 / 794	QC	I	U	11
2/4/2021	\$100	1430 / 796	WD	I	U	11
11/30/2020	\$294,900	1425 / 744	WD	I	Q	01
10/26/2020	\$100	1428 / 1056	WD	I	U	11
7/30/1999	\$35,400	885 / 1672	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2008	2084	2957	\$293,239

*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	2008	\$4,251.00	1417.00	0 x 0
0296	SHED METAL	2022	\$1,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$40,000

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