

COLUMBIA COUNTY

Property Appraiser

Parcel 11-4S-16-02905-128

Owners

KISSNER LORETTA F REVOCABLE TRUST DATED APRIL 13, 2011
330 SW GUTHRIE TER
LAKE CITY, FL 32024

Parcel Summary

Location	330 SW GUTHRIE TER
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Section	11
Township	4S
Range	16
Acreage	1.0000
Subdivision	WOODCREST
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Additional Site Addresses

160 SW HUMMINGBIRD GLN

Legal Description

LOTS 28 & 30 BLK A WOODCREST S/D.

830-1976, 864-656, 907-1544, DC 1072-1335
QC 1213-2311

Working Values

	2025
Total Building	\$215,059



30° 09' 32" N 82° 40' 52" W //

	2025
Total Extra Features	\$5,818
Total Market Land	\$60,000
Total Ag Land	\$0
Total Market	\$280,877
Total Assessed	\$181,633
Total Exempt	\$55,000
Total Taxable	\$126,633
SOH Diff	\$99,244

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$199,280	\$182,529	\$154,681	\$143,257	\$130,410	\$120,868
Total Extra Features	\$5,818	\$5,818	\$5,818	\$5,818	\$5,818	\$5,818
Total Market Land	\$56,000	\$44,000	\$36,000	\$36,000	\$32,000	\$29,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$261,098	\$232,347	\$196,499	\$185,075	\$168,228	\$155,686
Total Assessed	\$171,207	\$166,220	\$161,379	\$159,151	\$155,573	\$152,672
Total Exempt	\$55,000	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500
Total Taxable	\$116,207	\$115,720	\$110,879	\$108,651	\$105,073	\$102,172
SOH Diff	\$89,891	\$66,127	\$35,120	\$25,924	\$12,655	\$3,014

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1213/2311	2011-04-13	<u>U</u>	<u>16</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: LORETTA KISSNER Grantee: LORETTA KISSNER AS TRUSTEE
<u>WD</u> 0907/1544	2000-08-01	<u>Q</u>		WARRANTY DEED	Improved	\$128,500	Grantor: H WEIR & K HIGHSMITH Grantee: RUDOLPH & LORETTA KISSNER
<u>WD</u> 0830/1976	1996-11-13	<u>Q</u>		WARRANTY DEED	Vacant	\$12,900	Grantor: PETER W GIEBEIG Grantee: HAZEL M WEIR & KERMIT D HIGHSMITH JTWRS

Buildings

Building # 1, Section # 1, 141421, SFR

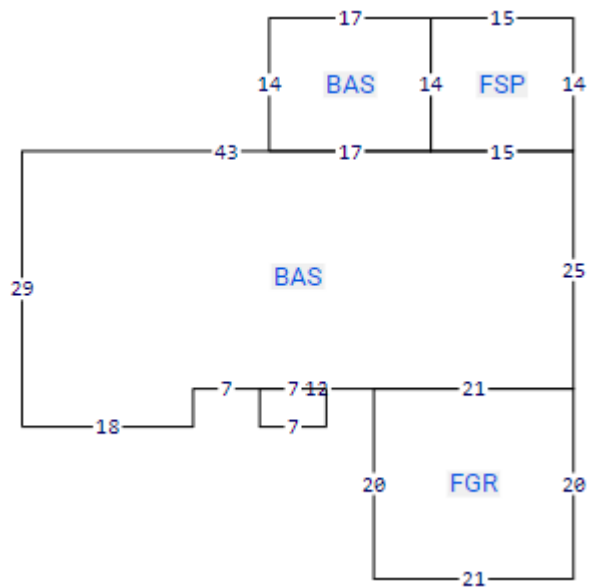
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1760	\$290,620	1997	1997	0.00%	26.00%	74.00%	\$215,059

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	238	100%	238
BAS	1,522	100%	1,522
FGR	420	55%	231
FOP	28	30%	8
FSP	210	40%	84



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0166	CONC,PAVMT			1845.00	\$2	1997	100%	\$2,768	
0294	SHED WOOD/VINYL	20	20	400.00	\$8	1997	100%	\$3,000	
0166	CONC,PAVMT			1.00	\$0	2009	100%	\$50	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	A-1	.00	.00	1.00	\$30,000.00/LT	0.50	1.00	\$30,000	
0000	VAC RES		.00	.00	1.00	\$30,000.00/LT	0.50	1.00	\$30,000	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	11849	SFR	COMPLETED	SFR

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 14, 2024.

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