

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/22/2022

Parcel: << **03-4S-16-02731-119 (11300)** >>

Owner & Property Info

Owner	THIBOEAU MATTHEW JAMES THIBOEAU CASSIE M 720 RIVA RIDGE DR CRESTVIEW, FL 32539		
Site	642 SW ROSEMARY Dr, LAKE CITY		
Description*	LOT 119 PRESERVE AT LAUREL LAKE UNIT 1. WD 1193-2623, WD 1217-945, WD 1242-2263, TR 1314-862, WD 1346-2431, WD 1424-2387, WD 1473-1992,		
Area	0.25 AC	S/T/R	03-4S-16E
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

2021 Certified Values		2022 Working Values	
Mkt Land	\$20,000	Mkt Land	\$24,200
Ag Land	\$0	Ag Land	\$0
Building	\$182,265	Building	\$235,121
XFOB	\$5,124	XFOB	\$5,124
Just	\$207,389	Just	\$264,445
Class	\$0	Class	\$0
Appraised	\$207,389	Appraised	\$264,445
SOH Cap [?]	\$0	SOH Cap [?]	\$91,803
Assessed	\$207,389	Assessed	\$172,642
Exempt	\$0	Exempt	HX HB \$50,000
Total Taxable	county:\$207,389	Total Taxable	county:\$122,642
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$207,389		school:\$147,642



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/18/2022	\$359,900	1473/1992	WD	I	Q	01
11/24/2020	\$290,000	1424/2387	WD	I	Q	01
10/27/2017	\$235,000	1346/2431	WD	I	Q	01
5/2/2016	\$215,000	1314/0862	TR	I	Q	01
10/5/2012	\$180,000	1242/2263	WD	I	Q	01
6/28/2011	\$189,900	1217/0945	WD	I	Q	01
4/30/2010	\$32,500	1193/2623	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2011	1840	2522	\$235,121

*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
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0166	CONC,PAVMT	2011	\$2,100.00	1050.00	0 x 0
0169	FENCE/WOOD	2011	\$3,024.00	288.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.250 AC)	1.1000/1.0000 1.0000/ /	\$24,200 /LT	\$24,200