

## Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 11/16/2021

Parcel: &lt;&lt; 12-4S-16-02939-135 (13302) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

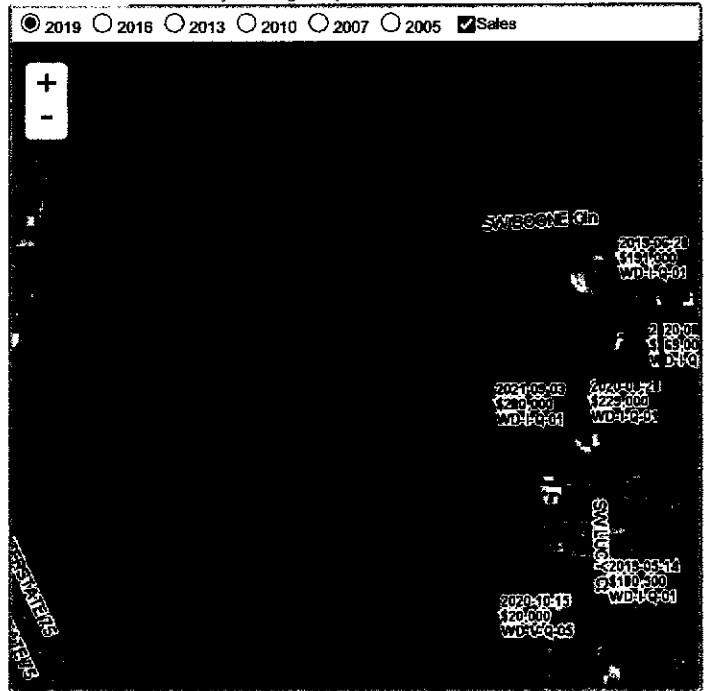
|              |                                                                                            |              |      |
|--------------|--------------------------------------------------------------------------------------------|--------------|------|
| Owner        | O'SULLIVAN THOMAS M & AMY M<br>O'SULLIVAN AMY M<br>320 SW INWOOD CT<br>LAKE CITY, FL 32025 |              |      |
| Site         | 320 SW INWOOD CT, LAKE CITY                                                                |              |      |
| Description* | LOT 35 CREEKSIDE S/D. WD 1003-1356, WD 1321-1952,                                          |              |      |
| Area         | 0.66 AC                                                                                    | S/T/R        | 00-- |
| 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 &amp; Assessment Values

| 2021 Certified Values |                                                         | 2022 Working Values |                                                         |
|-----------------------|---------------------------------------------------------|---------------------|---------------------------------------------------------|
| Mkt Land              | \$18,000                                                | Mkt Land            | \$18,000                                                |
| Ag Land               | \$0                                                     | Ag Land             | \$0                                                     |
| Building              | \$284,168                                               | Building            | \$280,785                                               |
| XFOB                  | \$22,052                                                | XFOB                | \$21,775                                                |
| Just                  | \$324,220                                               | Just                | \$320,560                                               |
| Class                 | \$0                                                     | Class               | \$0                                                     |
| Appraised             | \$324,220                                               | Appraised           | \$320,560                                               |
| SOH Cap (?)           | \$70,196                                                | SOH Cap (?)         | \$58,915                                                |
| Assessed              | \$254,024                                               | Assessed            | \$261,645                                               |
| Exempt                | HX HB VX \$55,000                                       | Exempt              | HX HB VX \$55,000                                       |
| Total Taxable         | county:\$199,024 city:\$0<br>other:\$0 school:\$224,024 | Total Taxable       | county:\$206,645 city:\$0<br>other:\$0 school:\$231,645 |

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2018
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales


## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 8/26/2016  | \$289,000  | 1321/1952 | WD   | I   | Q                     | 01    |
| 12/19/2003 | \$24,500   | 1003/1356 | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2004     | 2148    | 4355      | \$280,785  |

\*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 &amp; Out Buildings (Codes)

| Code | Desc       | Year Blt | Value      | Units   | Dims    |
|------|------------|----------|------------|---------|---------|
| 0180 | FPLC 1STRY | 2005     | \$2,000.00 | 1.00    | 0 x 0   |
| 0166 | CONC,PAVMT | 2005     | \$5,754.00 | 2877.00 | 0 x 0   |
| 0280 | POOL R/CON | 2005     | \$6,916.00 | 364.00  | 14 x 26 |
| 0282 | POOL ENCL  | 2005     | \$4,725.00 | 1050.00 | 25 x 42 |
| 0166 | CONC,PAVMT | 2005     | \$580.00   | 232.00  | 0 x 0   |
| 0120 | CLFENCE 4  | 2019     | \$1,800.00 | 1.00    | 0 x 0   |

## Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value |
|------|-----------|---------------------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 1.000 LT (0.660 AC) | 1.0000/1.0000 1.0000/ / | \$18,000 /LT | \$18,000   |

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