Columbia County Property Appraiser

Jeff Hampton

Owner Site

Area

Use Code**

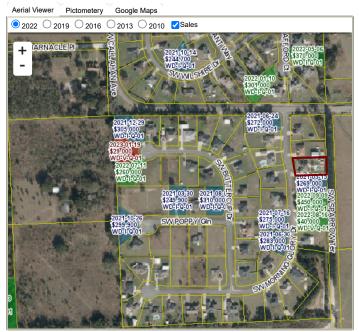
Parcel: << 15-4S-16-03023-503 (13897) >>



Owner & Property Info **O'GUIN NANCY C** 165 SW MORNING GLORY DR LAKE CITY, FL 32024 165 SW MORNING GLORY DR, LAKE CITY LOT 3 ROLLING MEADOWS S/D. WD 1065-1010, WD 1065-1227, WD 1152-44, WD 1334-1282, LE 1414 -1391, Description* 0.51 AC S/T/R 15-4S-16 SINGLE FAMILY (0100) Tax District 3

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> 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	\$22,000			
Ag Land	\$0	Ag Land	\$0			
Building	\$268,537	Building	\$303,793			
XFOB	\$36,887	XFOB	\$39,732			
Just	\$327,424	Just	\$365,525			
Class	\$0	Class	\$0			
Appraised	\$327,424	Appraised	\$365,525			
SOH Cap [?]	\$139,759	SOH Cap [?]	\$172,230			
Assessed	\$187,665	Assessed	\$193,295			
Exempt	HX HB WX SX \$100,500	Exempt	HX HB WX SX \$105,000			
Total Taxable	county:\$87,165 city:\$0 other:\$0 school:\$162,165		county:\$88,295 city:\$0 other:\$0 school:\$163,295			



▼ Sales History							
	Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
	7/1/2020	\$100	1414/1391	LE	1	U	14
	4/7/2017	\$269,900	1334/1282	WD	1	Q	01
	6/6/2008	\$343,200	1152/0044	WD	1	Q	
	11/16/2005	\$149,100	1065/1227	WD	V	U	01
	11/16/2005	\$139 500	1065/1010	WD	l v	U	01

▼ Building Characteristics						
	Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch SINGLE FAM (0100) 2007 2367					3141	\$303,793
TRida Dece determinations are used by the Departy Appraisance office calculus for the number of determining a property of use Local for any other numbers.						

▼ Extra Features & Out Buildings (Codes)							
Code	Desc	Year Blt	Value	Units	Dims		
0180	FPLC 1STRY	2007	\$2,000.00	1.00	0 x 0		
0166	CONC,PAVMT	2007	\$7,800.00	2600.00	0 x 0		
0280	POOL R/CON	2008	\$27,084.00	569.00	0 x 0		
0296	SHED METAL	2014	\$800.00	1.00	0 x 0		
0169	FENCE/WOOD	2014	\$2,048.00	260.00	0 x 0		

▼ Land Breakdown							
Code Desc Units		Adjustments	Eff Rate	Land Value			
0100	SFR (MKT)	1.000 LT (0.510 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000		

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by: GrizzlyLogic.com

2023 Working Values updated: 4/20/2023

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