

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/1/2022

Parcel: << 00-00-00-12254-000 (40814) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	FORSYTH BRYAN AUSTIN 3659 NW HUNTSBORO ST APT 102 LAKE CITY, FL 32055		
Site	328 NW MADISON St, LAKE CITY		
Description*	W DIV: BEG 410 FT W OF NE COR, RUN W 85 FT, S 105 FT, E 85 FT N 105 FT TO POB.(BLOCK 312). 793-1084, 806-2312, LE 1087-1464, PB 1448- 1802,1804,		
Area	0.203 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*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	\$6,645	Mkt Land	\$8,417
Ag Land	\$0	Ag Land	\$0
Building	\$72,208	Building	\$26,344
XFOB	\$1,460	XFOB	\$1,460
Just	\$80,313	Just	\$36,221
Class	\$0	Class	\$0
Appraised	\$80,313	Appraised	\$36,221
SOH Cap [?]	\$20,588	SOH Cap [?]	\$0
Assessed	\$59,725	Assessed	\$36,221
Exempt	HX HB \$34,725	Exempt	\$0
Total Taxable	county:\$25,000 city:\$25,000 other:\$0 school:\$34,725	Total Taxable	county:\$36,221 city:\$36,221 other:\$0 school:\$36,221



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/29/2021	\$0	1448/1804	PB	I	U	11
9/29/2021	\$0	1448/1802	PB	I	U	18
5/18/2006	\$100	1087/1464	WD	I	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1915	1287	2358	\$26,344

*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
0294	SHED WOOD/VINYL	1993	\$1,260.00	168.00	12 x 14
0166	CONC,PAVMT	1993	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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0100	SFR (MKT)	8,860.000 SF (0.203 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,417
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Search Result: 1 of 1



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY VALUATION SUMMARY											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AVG		EVS		ECON		FNCT		AP		NORM		% COND	
1		1		1		0100		01		1,587		100.0000		83.00		131,721		1915		1915		0		0		50		35.00		20.00	
1 SINGLE FAM - 0% - 2022																															
16 WD FR STUC 100 03 GABLE/HIP 100 02 WALL BD/WD 100 12 HARDWOOD 100 03 CENTRAL 100 04 AIR DUCTED 100 3 100 1 100 N/A 100 1. 1. 100 05 CONV 100 0 100 03 03 100 01 01 100																															
HX Base Yr																															
UST UCP BAS FOP																															
VALUATION BY Tax Dist: 1																															
BUILDING MARKET VALUE 26,344																															
TOTAL MARKET OB/XF VALUE 1,460																															
TOTAL LAND VALUE - MARKET 8,417																															
TOTAL MARKET VALUE 36,221																															
SCH/AGL Deduction 0																															
ASSESSED VALUE 36,221																															
TOTAL EXEMPTION VALUE 0																															
BASE TAXABLE VALUE 36,221																															
TOTAL JUST VALUE 36,221																															
NCON VALUE 0																															
INCOME VALUE 0																															
PREVIOUS YEAR MKT VALUE 80,313																															
STANDARD																															
PERMIT NUM DESCRIPTION AMT ISSUED																															
SALES DATA																															
OFF RECORD TYPE Q V RSN SALE PRICE																															
Number INST U I CD																															
1448/1804 9/29/2021 PB U I 11 0																															
GRANTOR:																															
GRANTEE:																															
1448/1802 9/29/2021 PB U I 18 0																															
GRANTOR: CLERK OF COURT (DWIGH																															
GRANTEE: FORSYTH BRYAN AUSTI																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
BAS= N33 U39 E12 TOP= S6 E21N6 W214 E21 UCP= S6 E21 N31 W21																															
S256 N25 UST= E21 N14 W21G144 N144																															
TOTALS 2,358 1,587 26,344																															
EXTRA FEATURES																															
L OB/XF DESCRIPTION BLD/CAP L W																															
1 0294 SHED WOOD/ 0 0 12 14																															
2 0166 CONC, PAVMT 0 0 0 0																															
UNITS 168.00 UT 7.50 0.00 UT 0.00																															
ADJ UNIT PRICE 7.50 0.00																															
ORIG COND YEAR ON YEAR ACTUAL																															
100 1993 1993 1993 1993																															
% COND 100 100 100 100 100																															
OB/XF MKT VALUE 1,260 200																															
LGL DATE LAND DATE AG DATE																															
04/27/2022 MLU																															
TOTAL OB/XF 1,460																															
TOTAL OB/XF																															
L USE LAND USE DESCRIPTION CAP R LOC ZONE																															
1 0100 SFR 0 00																															
FRONT DEPTH TOT LND UTS UNIT D TYPE T																															
0.00 0.00 8,860.00 SF 1.00 1.00 1.00																															
ADJ UNIT PRICE 0.95 0.95																															
LAND VALUE 8,417																															
OTHER ADJUSTMENTS AND NOTES																															
YEAR DENSITY DECL FRZ YR CONSRV																															
REVIEW DATE 02/01/2022 BY RPJB																															
Total Acres: 0.20 Total Land Value: 8,417 Market: 0 Agricultural: 0																															
Common: 8,417 PRINTED 09/01/2022																															