

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 1/16/2025

Parcel: 12-3S-15-00167-211 (527)

Owner & Property Info

Result: 1 of 1

Owner	MUSTO LINDA 175 NW INDIAN POND CT LAKE CITY, FL 32055		
Site	175 NW INDIAN POND CT, LAKE CITY		
Description*	LOT 4 BLOCK B OAKHAVEN S/D UNIT 2. ORB 818-1670, WD 1055-2771.		
Area	4.42 AC	S/T/R	12-3S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*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

2024 Certified Values		2025 Working Values	
Mkt Land	\$52,500	Mkt Land	\$52,500
Ag Land	\$0	Ag Land	\$0
Building	\$360,918	Building	\$360,918
XFOB	\$7,540	XFOB	\$7,540
Just	\$420,958	Just	\$420,958
Class	\$0	Class	\$0
Appraised	\$420,958	Appraised	\$420,958
SOH/10% Cap	\$157,454	SOH/10% Cap	\$149,549
Assessed	\$263,504	Assessed	\$271,409
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$213,504 city:\$0 other:\$0 school:\$238,504	Total Taxable	county:\$221,409 city:\$0 other:\$0 school:\$246,409

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/19/2005	\$375,000	1055 / 2771	WD	I	Q	
3/6/1996	\$30,000	818 / 1670	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1999	2500	3656	\$360,918

*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

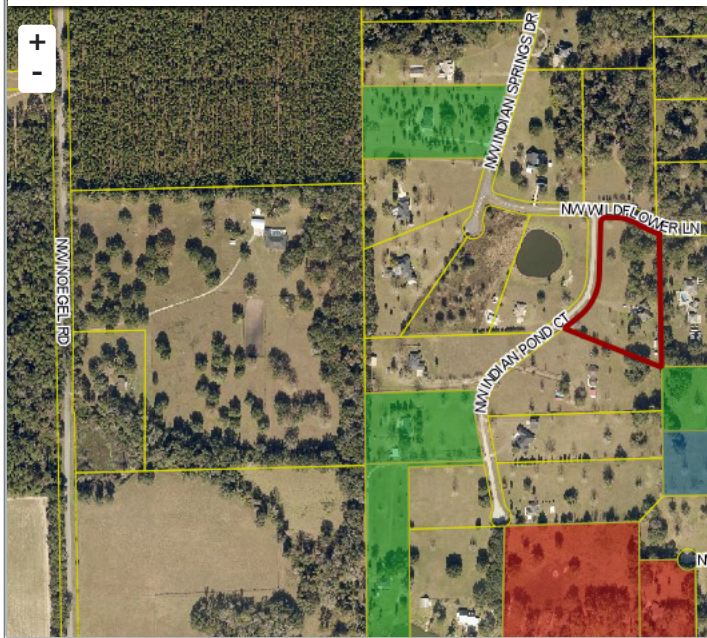
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	1999	\$2,740.00	1096.00	0 x 0
0120	CLFENCE 4	2005	\$1,800.00	300.00	30 x 10
0296	SHED METAL	2022	\$3,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (4.420 AC)	1.0000/1.0000 1.0000/1.0500000 /	\$52,500 /LT	\$52,500

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Search Result: 1 of 1