

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 10/9/2020

Parcel: << **27-5S-17-09415-112** >>**Owner & Property Info**

Result: 1 of 1

Owner	REYNOLDS EDWARD G & NINA C REYNOLDS 154 SW CYPRESSWOOD WAY LAKE CITY, FL 32025		
Site	154 CYPRESSWOOD GLN, LAKE CITY		
Description*	LOT 12 MAGNOLIA PLACE S/D LOT 12 MAGNOLIA PLACE S/D WD 1021-1448, QC 1203-1307, WD WD 1021-1448, QC 1203-1307, WD 1365-526, DC 1407-14, WD 1413-1365-526, DC 1407-14, WD 1413-2482, 2482,		
Area	5.01 AC	S/T/R	27-5S-17E
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$30,000	Mkt Land (1)	\$30,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (1)	\$213,086
XFOB (0)	\$0	XFOB (3)	\$12,960
Just	\$30,000	Just	\$256,046
Class	\$0	Class	\$0
Appraised	\$30,000	Appraised	\$256,046
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$30,000	Assessed	\$256,046
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,000 city:\$30,000 other:\$30,000 school:\$30,000	Total Taxable	county:\$256,046 city:\$256,046 other:\$256,046 school:\$256,046

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
6/19/2020	\$361,500	1413/2482	WD	I	Q	01
7/12/2018	\$30,000	1365/0526	WD	V	Q	01
10/1/2010	\$100	1203/1307	QC	V	U	16
7/12/2004	\$45,900	1021/1448	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2019	2257	2965	\$213,086

*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	Condition (% Good)
0031	BARN,MT AE	2019	\$10,800.00	1080.000	36 x 30 x 0	(000.00)
0252	LEAN-TO W/	2019	\$540.00	360.000	30 x 12 x 0	(000.00)

10/28/2020

Columbia County Property Appraiser

0166	CONC,PAVMT	2019	\$1,620.00	720.000	30 x 24 x 0	(000.00)
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▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	1.000 LT - (5.010 AC)	1.00/1.00 1.00/1.00	\$30,000	\$30,000

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