

## Columbia County Property Appraiser

Jeff Hampton

## 2025 Working Values

updated: 12/12/2024

Parcel: &lt;&lt; 16-4S-16-03048-019 (14135) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	MCCARTHY JOHN P MCCARTHY SUSAN R 366 SW SLASH LN LAKE CITY, FL 32024		
Site	366 SW SLASH LN, LAKE CITY		
Description*	LOT 4 FOREST COUNTRY PHASE 1 ADDITION. 675-263, 775-2198, LE 1524-1516		
Area	0.73 AC	S/T/R	16-4S-16
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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$256,406	Building	\$256,406
XFOB	\$17,557	XFOB	\$17,557
Just	\$303,963	Just	\$303,963
Class	\$0	Class	\$0
Appraised	\$303,963	Appraised	\$303,963
SOH/10% Cap	\$96,797	SOH/10% Cap	\$90,582
Assessed	\$207,166	Assessed	\$213,381
Exempt	HX HB	Exempt	HX HB
	\$50,000		\$50,000
Total	county:\$157,166 city:\$0	Total	county:\$163,381 city:\$0
Taxable	other:\$0 school:\$182,166	Taxable	other:\$0 school:\$188,381

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
9/25/2024	\$100	1524 / 1516	LE	I	U	14
6/9/1993	\$13,000	775 / 2198	WD	V	Q	
1/31/1989	\$10,000	675 / 263	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1993	2351	3383	\$256,406

\*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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$2,000.00	1.00	0 x 0
0280	POOL R/CON	1998	\$14,336.00	512.00	16 x 32
0166	CONC.PAVMT	1998	\$921.00	614.00	0 x 0
0120	CLFENCE 4	1998	\$300.00	120.00	12 x 10

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.730 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

