

COLUMBIA COUNTY

Property Appraiser

Parcel 34-3S-16-02500-001

Owners

MCARTHUR DAWN F
301 NW APPLE LN
LAKE CITY, FL 32055

GIS

Pictometry



Parcel Summary

Location	301 NW APPLE LN
Use Code	0200: MOBILE HOME
Tax District	2: COUNTY
Acreage	0.451
Township	3S
Range	16
Subdivision	W LC HILLS
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 1-B BLOCK A WEST LAKE CITY HILLS S/D.

480-344, 494-200, PB 1059-1087, THRU 1096,
DC 1081-782, WD 1081-783,784,785,786,787,
DC 1482-843,



Working Values

	2027
Total Building	\$38,991
Total Extra Features	\$19,764
Total Market Land	\$15,750
Total Ag Land	\$0

	2027
Total Market	\$74,505
Total Assessed	\$39,283
Total Exempt	\$30,000
Total Taxable	\$9,283
SOH Diff	\$35,222

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$38,991	\$31,277	\$28,431	\$22,176	\$18,766	\$15,596
Total Extra Features	\$19,764	\$19,764	\$19,764	\$16,014	\$12,764	\$12,764
Total Market Land	\$12,950	\$12,950	\$12,950	\$10,500	\$10,810	\$10,754
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$71,705	\$63,991	\$61,145	\$48,690	\$42,340	\$39,114
Total Assessed	\$37,136	\$36,089	\$35,038	\$34,017	\$33,026	\$32,570
Total Exempt	\$30,000	\$30,000	\$30,000	\$25,000	\$25,000	\$25,000
Total Taxable	\$7,136	\$6,089	\$5,038	\$9,017	\$8,026	\$7,570
SOH Diff	\$34,569	\$27,902	\$26,107	\$14,673	\$9,314	\$6,544

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
LE 1398/1633	2019-11-20	U	14	LIFE ESTATE DEED	Improved	\$100	Grantor: JOSEPH R & DAWN F MCARTHUR (ENH LIFE ESTATE) Grantee: STEPHANIE MARIE COLLINS (RMDR)
WD 1081/0786	2006-02-28	Q	05	WARRANTY DEED	Improved	\$13,500	Grantor: LINDA DOOLEY Grantee: JOSEPH R & DAWN F MCARTHUR
WD 1081/0785	2006-02-24	Q	05	WARRANTY DEED	Improved	\$13,500	Grantor: STEVEN CATER Grantee: JOSEPH R & DAWN F MCARTHUR
WD 1081/0784	2006-02-24	Q	05	WARRANTY DEED	Improved	\$13,500	Grantor: LYLE CATER Grantee: JOSEPH R & DAWN F MCARTHUR
WD 1081/0787	2006-02-23	Q	05	WARRANTY DEED	Improved	\$13,500	Grantor: SCOTT CATER Grantee: JOSEPH R & DAWN F MCARTHUR
WD 1081/0783	2006-02-23	Q	05	WARRANTY DEED	Improved	\$13,500	Grantor: JOHN CATER Grantee: JOSEPH R & DAWN F

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							MCARTHUR

Buildings

Building # 1, Section # 1, 15596, MOBILE HOME

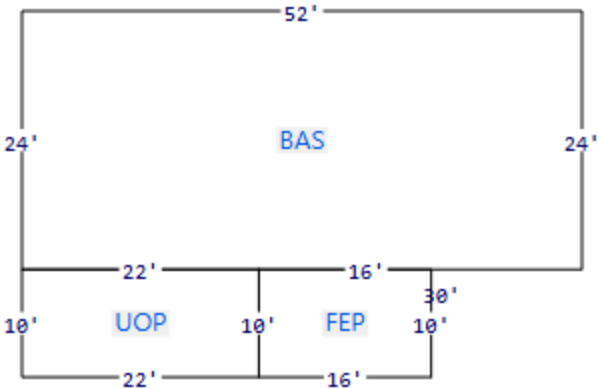
Type	Style	Heated Sq Ft	Repl Cost New	YrBltd	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1248	\$97,478	1983	1983	1,628	0.00%	60.00%	40.00%	\$38,991

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,248	100%	1,248
FEP	160	85%	136
UOP	220	25%	55



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	1993	100%	\$1,200
0166	CONC,PAVMT			930.00	\$2.00	1993	30%	\$558
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0120	CLFENCE 4			1.00	\$0.00	1993	100%	\$750
0294	SHED WOOD/VINYL	12	12	144.00	\$7.50	1993	60%	\$648
0210	GARAGE U	24	48	1152.00	\$4.00	2007	100%	\$4,608
0166	CONC,PAVMT			1.00	\$0.00	2014	100%	\$800
0294	SHED WOOD/VINYL			1.00	\$0.00	2014	100%	\$600
0031	BARN,MT AE			1.00	\$0.00	2014	100%	\$3,600

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-2	156.00	126.00	1.00	\$22,500.00/LT	0.45	0.70	\$15,750

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 2, 2021	000042448	ELECTRICAL	COMPLETED	Electrical Service

TRIM Notices

2026
2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 21, 2026.