

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/9/2025

Parcel: << **24-4S-16-03114-132 (15111)** >>

Owner & Property Info

Result: 2 of 5

Owner	BURNETTE EMILY 314 SW ARROWBEND DR LAKE CITY, FL 32024		
Site	314 SW ARROWBEND DR, LAKE CITY		
Description*	LOT 32 CANNON CREEK PLACE S/D. WD 1120-651,751, WD 1338-981,		
Area	0.55 AC	S/T/R	24-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*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	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$260,945	Building	\$260,945
XFOB	\$32,925	XFOB	\$32,925
Just	\$323,870	Just	\$323,870
Class	\$0	Class	\$0
Appraised	\$323,870	Appraised	\$323,870
SOH/10% Cap	\$105,008	SOH/10% Cap	\$98,442
Assessed	\$218,862	Assessed	\$225,428
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$168,862 city:\$0 other:\$0 school:\$193,862	Total Taxable	county:\$175,428 city:\$0 other:\$0 school:\$200,428

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.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/2/2017	\$215,000	1338 / 981	WD	I	Q	01
5/24/2007	\$42,000	1120 / 751	WD	V	Q	
5/24/2007	\$215,000	1120 / 651	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2007	1989	2893	\$260,945

*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	2007	\$4,167.00	1389.00	0 x 0
0296	SHED METAL	2009	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	2010	\$18,041.00	363.00	0 x 0
0282	POOL ENCL	2010	\$7,002.00	1167.00	0 x 0
0169	FENCE/WOOD	2010	\$1,315.00	432.00	0 x 0
0060	CARPORT F	2014	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.550 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

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