

Columbia County Property Appraiser  
Jeff Hampton

**2025 Working Values**  
updated: 9/25/2025

Parcel: << 25-4S-15-00389-001 (1513) >>

**Owner & Property Info**

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Owner	MCGUIRE ELLSWORTH J SR MCGUIRE SHAKAYLA ARIANA 6245 SW COUNTY ROAD 242 LAKE CITY, FL 32024		
Site	346 SW CHARLES TER, LAKE CITY		
Desc*	COMM SE COR OF NE1/4 OF NE1/4, RUN W 50 FT TO POB, RUN W 420 FT, N 210 FT, E 420 FT, S 210 FT TO POB. LE 1207-1609, DC 1356-1794, AG 1372-1764, WD 1391-2385, WD 1391-2386, QC 1481-1128,		
Area	2.02 AC	S/T/R	25-4S-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	\$16,160	Mkt Land	\$22,624
Ag Land	\$0	Ag Land	\$0
Building	\$97,838	Building	\$104,360
XFOB	\$0	XFOB	\$0
Just	\$113,998	Just	\$126,984
Class	\$0	Class	\$0
Appraised	\$113,998	Appraised	\$126,984
SOH/10% Cap	\$8,472	SOH/10% Cap	\$0
Assessed	\$113,998	Assessed	\$126,984
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,526 city:\$0 other:\$0 school:\$113,998	Total Taxable	county:\$126,984 city:\$0 other:\$0 school:\$126,984

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	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
12/17/2022	\$100	1481 / 1128	QC	I	U	11
8/20/2019	\$125,000	1391 / 2386	WD	I	U	30
8/14/2019	\$100	1391 / 2385	WD	I	U	11
11/2/2018	\$37,000	1372 / 1764	AG	I	U	21
11/19/2010	\$100	1207 / 1609	QC	I	U	14

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	1444	1456	\$104,360

\*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
NONE					

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.020 AC	1.0000/1.0000 1.0000/.8000000 /	\$11,200 /AC	\$22,624

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