

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/24/2025

Parcel: << 04-4S-16-02439-143 (9907) >>

Owner & Property Info

Result: 1 of 1

Owner	PHIPPS HAROLD WARREN PHIPPS JULIA 161 SW OLD CYPRESS WAY LAKE CITY, FL 32024		
Site	161 SW OLD CYPRESS WAY, LAKE CITY		
Description*	LOT 43 RESERVE AT JEWEL LAKE PHASE 1 (3RD PLAT), WD 1363-1521, WD 1364-1389, WD 1518-1332,		
Area	0.29 AC	S/T/R	04-4S-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	\$26,400	Mkt Land	\$26,400
Ag Land	\$0	Ag Land	\$0
Building	\$266,067	Building	\$285,495
XFOB	\$8,082	XFOB	\$7,752
Just	\$300,549	Just	\$319,647
Class	\$0	Class	\$0
Appraised	\$300,549	Appraised	\$319,647
SOH/10% Cap	\$91,743	SOH/10% Cap	\$0
Assessed	\$208,806	Assessed	\$319,647
Exempt	HX HB WX SX \$105,000	Exempt	\$0
Total Taxable	county:\$103,806 city:\$0 other:\$0 school:\$178,806	Total Taxable	county:\$319,647 city:\$0 other:\$0 school:\$319,647

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

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/2/2024	\$378,000	1518 / 1332	WD	I	Q	01
7/12/2018	\$210,500	1364 / 1389	WD	I	Q	01
6/28/2018	\$100	1363 / 1521	WD	V	U	30

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2018	1700	2426	\$285,495

\*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	2018	\$1,812.00	732.00	0 x 0
0104	GENERATOR PERM	2023	\$5,940.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.290 AC)	1.1000/1.0000 1.0000/ /	\$26,400 /LT	\$26,400

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