

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/6/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 03-4S-17-07592-645 (28400) >>

Owner & Property Info

Result: 1 of 1

Owner	MCHENRY MICHAEL L 446 SE ROSEWOOD CIR LAKE CITY, FL 32025		
Site	446 SE ROSEWOOD CIR, LAKE CITY		
Description*	LOT 15 BLK E EASTSIDE VILLAGE UNIT 6. 951-1391, 956-2625, 987-1174, WD 1175-299, WD 1239-561, WD 1256-95,		
Area	0.19 AC	S/T/R	03-4S-17
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	\$24,750	Mkt Land	\$24,750
Ag Land	\$0	Ag Land	\$0
Building	\$147,000	Building	\$147,000
XFOB	\$1,128	XFOB	\$1,128
Just	\$172,878	Just	\$172,878
Class	\$0	Class	\$0
Appraised	\$172,878	Appraised	\$172,878
SOH/10% Cap	\$72,057	SOH/10% Cap	\$69,133
Assessed	\$100,821	Assessed	\$103,745
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$50,821 city:\$0 other:\$0 school:\$75,821	Total Taxable	county:\$53,023 city:\$0 other:\$0 school:\$78,745

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/5/2013	\$93,500	1256 / 095	WD	I	Q	01
8/1/2012	\$90,000	1239 / 561	WD	I	Q	01
6/12/2009	\$89,000	1175 / 299	WD	I	Q	01
6/30/2003	\$96,400	987 / 1174	WD	I	Q	
7/3/2002	\$18,500	956 / 2625	WD	V	Q	
4/18/2002	\$18,500	951 / 1391	WD	V	P	99

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	1184	1956	\$147,000