

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 2/22/2024

Parcel: << 15-4S-16-03024-006 (13961) >>

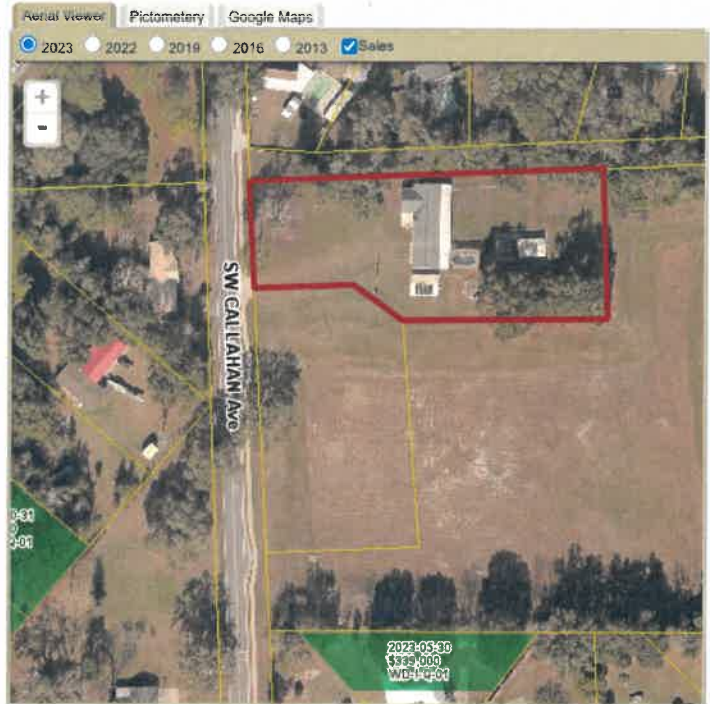
Owner & Property Info

Owner	CALLAHAN KENNETH H CALLAHAN CONNIE E 209 SW CALLAHAN AVE LAKE CITY, FL 32024		
Site			
Description	COMM NE COR OF SEC, RUN W 718.77 FT FOR POB, RUN S 125.08 FT, W 585.42 FT TO E RW CALLAHAN RD, N ALONG E R/W 125.32 FT, E 577.74 FT TO POB & COMM NE COR OF SEC, W 718.77 FT, S 125.08 FT FOR POB, CONT S 43.86 FT, W 408.90 FT, N 32.09 FT, E 407.14 FT TO POB ...more>>>		
Area	1.46 AC	S/T/R	15-4S-16
Use Code**	MODULAR HOME (0201)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$18,980	Mkt Land	\$18,980
Ag Land	\$0	Ag Land	\$0
Building	\$173,965	Building	\$163,259
XFOB	\$29,800	XFOB	\$28,538
Just	\$222,745	Just	\$210,777
Class	\$0	Class	\$0
Appraised	\$222,745	Appraised	\$210,777
SOH Cap [?]	\$46,541	SOH Cap [?]	\$29,287
Assessed	\$176,204	Assessed	\$181,490
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county: \$126,204 city: \$0 other: \$0 school: \$151,204	Total Taxable	county: \$131,490 city: \$0 other: \$0 school: \$156,490



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/19/2007	\$100	1119/2507	WD	I	U	01
7/28/2006	\$100	1091/0147	WD	I	U	01
1/31/2002	\$100	0945/1800	WD	I	U	01

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MODULAR 1 (0210)	2007	2551	4136	\$163,259

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2014	\$1,200.00	1.00	0 x 0
0060	CARPORT F	2014	\$1,800.00	1.00	0 x 0
0280	POOL R/CON	2016	\$17,879.00	297.00	11 x 27
0282	POOL ENCL	2016	\$7,659.00	851.00	23 x 37

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0201	MOD HOME (MKT)	1.460 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$18,980