

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/20/2025

Parcel: << **24-5S-16-03706-008 (18243)** >>

Owner & Property Info

Result: 2 of 4

Owner	CHAMPAGNE MICHELLE DOWNING SAMUEL LANE 4350 NW 160TH ST TRENTON, FL 32693		
Site	1901 SW OLD WIRE RD, LAKE CITY		
Description*	COMM NW COR OF SW1/4 OF NW1/4 OF NW1/4, E 15.84 FT FOR POB, CONT E 643.78 FT, S 332.23 FT, W 638.23 FT, N 330.03 FT TO POB. EX .14 AC'S FOR CO RD R/W DESC IN ORB 1189-502. 789- 1264, WD 1048-1121, FJ 1118-540, QC 1137- 2649, QC 1189-496, QC 1225-474, QC 15 ...more>>>		
Area	4.88 AC	S/T/R	24-5S-16
Use Code**	MOBILE HOME (0200)	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	\$48,800	Mkt Land	\$48,800
Ag Land	\$0	Ag Land	\$0
Building	\$34,018	Building	\$34,018
XFOB	\$10,850	XFOB	\$10,850
Just	\$93,668	Just	\$93,668
Class	\$0	Class	\$0
Appraised	\$93,668	Appraised	\$93,668
SOH/10% Cap	\$33,041	SOH/10% Cap	\$31,283
Assessed	\$60,627	Assessed	\$62,385
Exempt	HX HB VX \$40,627	Exempt	HX HB VX \$42,385
Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$30,627	Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$32,385

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
1/15/2025	\$100	1532 / 607	QC	I	U	11
11/14/2011	\$100	1225 / 474	QC	I	U	11
2/16/2010	\$0	1189 / 496	QC	I	U	11
6/1/2006	\$100	1137 / 2649	QC	I	Q	06
6/7/2005	\$75,000	1048 / 1123	WD	I	Q	

8/1/1983

\$8,750

519 / 640

AG

V

Q

▼ **Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1995	1404	1602	\$34,018

*[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
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2009	\$2,600.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0166	CONC,PAVMT	2009	\$50.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.880 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$48,800

Search Result: 2 of 4

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