

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 3/13/2025

Parcel: << 21-3S-16-02240-043 (7654) >>

Owner & Property Info

Result: 1 of 1

Owner	DOWNING CLAUDENNA 251 NW IRENE LN LAKE CITY, FL 32055		
Site	251 NW IRENE LN, LAKE CITY		
Description*	LOT 43 PINE RIDGE S/D. 639-470, 895-2389, 975-187,		
Area	0.674 AC	S/T/R	21-3S-16
Use Code**	MOBILE HOME (0200)	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	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$36,828	Building	\$153,147
XFOB	\$13,325	XFOB	\$13,125
Just	\$70,153	Just	\$186,272
Class	\$0	Class	\$0
Appraised	\$70,153	Appraised	\$186,272
SOH/10% Cap	\$36,884	SOH/10% Cap	\$16,556
Assessed	\$33,269	Assessed	\$169,716
Exempt	HX HB DX \$30,000	Exempt	HX HB DX \$55,722
Total Taxable	county:\$3,269 city:\$0 other:\$0 school:\$3,269	Total Taxable	county:\$113,994 city:\$0 other:\$0 school:\$139,716

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	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/15/2002	\$16,000	975 / 187	WD	V	Q	
1/12/2000	\$4,500	895 / 2389	CT	V	Q	01
12/1/1987	\$8,000	639 / 470	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2022	1512	1512	\$153,147

*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
0296	SHED METAL	0	\$200.00	1.00	0 x 0
0120	CLFENCE 4	2008	\$1,200.00	1.00	0 x 0
9947	Septic		\$6,000.00	2.00	0 x 0
0294	SHED WOOD/VINYL	2008	\$200.00	1.00	0 x 0
0070	CARPORT UF	2008	\$675.00	360.00	18 x 20
0169	FENCE/WOOD	2008	\$300.00	1.00	0 x 0
0263	PRCH,USP	2014	\$200.00	1.00	0 x 0
0296	SHED METAL	2014	\$2,400.00	1.00	0 x 0
0296	SHED METAL	2014	\$400.00	1.00	0 x 0
0070	CARPORT UF	2014	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2014	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2014	\$50.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (0.674 AC)	1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

