

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/23/2025

Parcel: << 28-3S-16-02372-604 (9181) >>

Owner & Property Info

Result: 1 of 2

Owner	MCELHANEY KATHRYN E MCELHANEY RONALD FRANKLIN 725 NW ZACK DR LAKE CITY, FL 32055		
Site	725 NW ZACK DR, LAKE CITY		
Description*	LOT 4 ARBOR GREENE AT EMERALD LAKES PHASE 2. WD 1028-1799, WD 1048-2660, WD 1313-980,		
Area	0.5 AC	S/T/R	28-3S-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	\$30,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$289,453	Building	\$289,453
XFOB	\$6,323	XFOB	\$6,323
Just	\$325,776	Just	\$325,776
Class	\$0	Class	\$0
Appraised	\$325,776	Appraised	\$325,776
SOH/10% Cap	\$110,986	SOH/10% Cap	\$104,757
Assessed	\$214,790	Assessed	\$221,019
Exempt	HX HB VX	Exempt	HX HB VX
Total	county:\$159,790 city:\$0	Total	county:\$165,297 city:\$0
Taxable	other:\$0 school:\$184,790	Taxable	other:\$0 school:\$191,019

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
4/7/2016	\$100	1313 / 980	WD	I	U	30
5/31/2005	\$257,900	1048 / 2660	WD	I	Q	
10/18/2004	\$21,500	1028 / 1799	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2219	3488	\$289,453

*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	2005	\$6,323.00	2529.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

Search Result: 1 of 2

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

