

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/18/2025

Parcel: 23-4S-15-00373-001 (1409)

Owner & Property Info

Result: 1 of 1

Owner	CORWINE CHRISTOPHER CORWINE NANCY 2472 SW ANDERSON ST LAKE CITY, FL 32024		
Site	2460 SW ANDERSON ST, LAKE CITY		
Description*	W1/2 OF W1/2 OF E1/2 OF W1/2 OF NW1/4. ORB 517-494, 751-1992, 829-139, 1178-2247, CT 1241- 499, WD 1300-1291,		
Area	10 AC	S/T/R	23-4S-15
Use Code**	SINGLE FAMILY (0100)	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	\$90,000	Mkt Land	\$95,000
Ag Land	\$0	Ag Land	\$0
Building	\$84,603	Building	\$90,241
XFOB	\$8,880	XFOB	\$8,880
Just	\$183,483	Just	\$194,121
Class	\$0	Class	\$0
Appraised	\$183,483	Appraised	\$194,121
SOH/10% Cap	\$80,361	SOH/10% Cap	\$84,293
Assessed	\$106,579	Assessed	\$112,541
Exempt	HX HB SX \$99,579	Exempt	HX HB SX \$100,722
Total Taxable	county:\$3,543 city:\$0 other:\$0 school:\$81,579	Total Taxable	county:\$9,106 city:\$0 other:\$0 school:\$87,541

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
8/27/2015	\$40,500	1300 / 1291	WD	I	U	12
8/22/2012	\$100	1241 / 499	CT	I	U	18
7/28/2009	\$100	1178 / 2247	WD	I	U	11
10/1/1996	\$60,000	829 / 139	WD	I	Q	
10/16/1991	\$0	751 / 1992	CT	I	U	11
3/1/1987	\$41,000	617 / 057	WD	I	Q	01
8/1/1983	\$36,500	517 / 494	WD	I	Q	01
8/1/1979	\$28,500	433 / 149	03	I	Q	

Building Characteristics

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1064	1204	\$90,241

*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
0040	BARN,POLE	2005	\$400.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$180.00	1.00	0 x 0
0285	SALVAGE	2016	\$200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$100.00	1.00	0 x 0
0261	PRCH, UOP	2016	\$400.00	1.00	0 x 0
0296	SHED METAL	2016	\$600.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$9,500
0000	VAC RES (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$85,500

Search Result: 1 of 1

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/18/2025 and may not reflect the data currently on file at our office.