

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**  
updated: 1/23/2025

Parcel: << 04-7S-17-09891-003 (46895) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013  Sales

## Owner & Property Info

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Owner	MEDALLION JOSEPH MEDALLION LICAUSI CAROLYN P O BOX 2411 HIGH SPRINGS, FL 32655		
Site	20424 S US HIGHWAY 441, HIGH SPRINGS		
Description*	S1/2 OF NE1/4 OF SE1/4, EX RD R/W & EX 5 AC ON WEST END OF PROPERTY & EX 4.74 AC DESC IN WD 1519-1334, 304-389, 398-438, DC 889-2239, 924-871, LE 1485-1817, LE 1487-2203,		
Area	10 AC	S/T/R	04-7S-17
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	\$90,000	Mkt Land	\$90,000
Ag Land	\$0	Ag Land	\$0
Building	\$72,912	Building	\$72,912
XFOB	\$18,100	XFOB	\$18,100
Just	\$181,012	Just	\$181,012
Class	\$0	Class	\$0
Appraised	\$181,012	Appraised	\$181,012
SOH/10% Cap	\$85,934	SOH/10% Cap	\$83,177
Assessed	\$95,078	Assessed	\$97,835
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$45,078 city:\$0 other:\$0 school:\$70,078	Total Taxable	county:\$47,113 city:\$0 other:\$0 school:\$72,835

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
4/4/2023	\$100	1487 / 2203	LE	I	U	14
2/24/2023	\$100	1485 / 1817	LE	I	U	14
4/2/2001	\$80,000	924 / 871	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/MH CON (0101)	1995	1305	1641	\$72,912

\*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
0070	CARPORT UF	2013	\$700.00	1.00	0 x 0
0296	SHED METAL	2013	\$600.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$400.00	1.00	0 x 0
0190	FPLC PF	2017	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2017	\$300.00	1.00	0 x 0
0031	BARN,MT AE	2019	\$7,900.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,000

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