

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/31/2025

Parcel: << 30-4S-17-08898-124 (32849) >>

Owner & Property Info

Result: 1 of 1

Owner	KETCHER LINDA ANN KETCHER JAMES DOUGLAS 173 SW MILKWEED CT LAKE CITY, FL 32024		
Site	173 SW MILKWEED CT, LAKE CITY		
Description*	LOT 24 WESTER WOODS, PHASE 1. WD 1044-1251, WD 1095-865, WD 1362-2053, WD 1541-55, LE 1541-57,		
Area	1 AC	S/T/R	30-4S-17
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.			

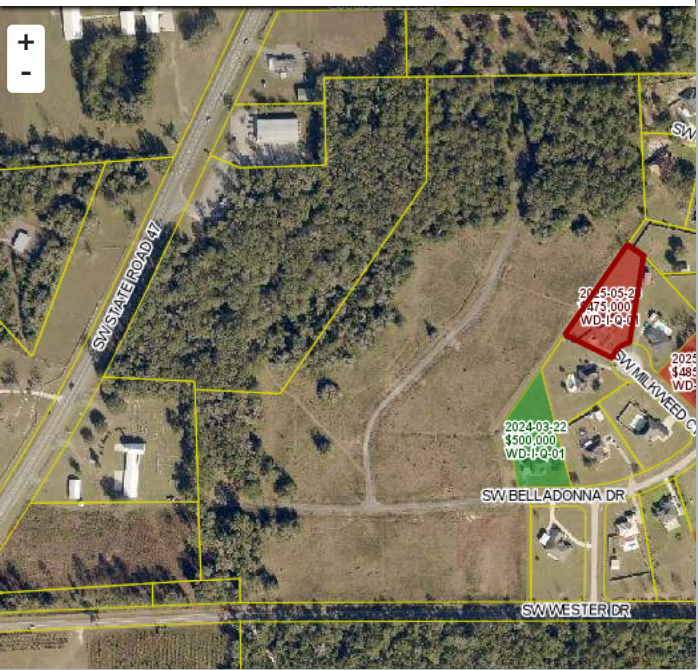
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$30,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$281,752	Building	\$260,226
XFOB	\$28,370	XFOB	\$20,844
Just	\$340,122	Just	\$316,070
Class	\$0	Class	\$0
Appraised	\$340,122	Appraised	\$316,070
SOH/10% Cap	\$99,136	SOH/10% Cap	\$0
Assessed	\$240,986	Assessed	\$316,070
Exempt	HX HB \$50,000	Exempt	\$0
Total Taxable	county:\$190,986 city:\$0 other:\$0 school:\$215,986	Total Taxable	county:\$316,070 city:\$0 other:\$0 school:\$316,070

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
5/23/2025	\$100	1541 / 057	LE	I	U	14
5/23/2025	\$475,000	1541 / 055	WD	I	Q	01
6/19/2018	\$275,500	1362 / 2053	WD	I	Q	01
9/6/2006	\$287,500	1095 / 865	WD	I	Q	
4/19/2005	\$29,900	1044 / 1251	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2330	3314	\$260,226

*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	\$5,508.00	2203.00	0 x 0
0280	POOL R/CON	2007	\$14,336.00	512.00	16 x 32
0169	FENCE/WOOD	2012	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

Search Result: 1 of 1

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