

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 2/6/2025

Parcel: << 28-3S-16-02374-052 (9242) >>

Owner & Property Info

Result: 1 of 1

Owner	MODESITT JACOB KYLE 138 NW SCOTT GLN LAKE CITY, FL 32055		
Site	138 NW SCOTT GLN, LAKE CITY		
Description*	LOT 2 COUNTRY DALE ESTATES. 715-551, WD 1530-2053,		
Area	0.512 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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$94,388	Building	\$94,388
XFOB	\$10,748	XFOB	\$10,748
Just	\$123,636	Just	\$123,636
Class	\$0	Class	\$0
Appraised	\$123,636	Appraised	\$123,636
SOH/10% Cap	\$43,563	SOH/10% Cap	\$0
Assessed	\$80,073	Assessed	\$123,636
Exempt	HX HB	Exempt	\$0
Total	county:\$30,073 city:\$0	Total	county:\$123,636 city:\$0
Taxable	other:\$0 school:\$55,073	Taxable	other:\$0 school:\$123,636

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
1/3/2025	\$145,000	1530 / 2053	WD	I	Q	01
4/6/1990	\$44,500	715 / 551	WD	I	Q	
10/1/1985	\$35,000	575 / 177	WD	I	Q	
6/1/1985	\$31,000	567 / 425	WD	I	Q	
7/1/1980	\$29,500	451 / 197	03	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	1000	1578	\$94,388

*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	0	\$300.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0031	BARN,MT AE	2017	\$8,448.00	768.00	24 x 32

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.512 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

