

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**

updated: 6/19/2025

Parcel: << **28-3S-16-02374-083 (47331)** >>

**Owner & Property Info**

Result: 1 of 1

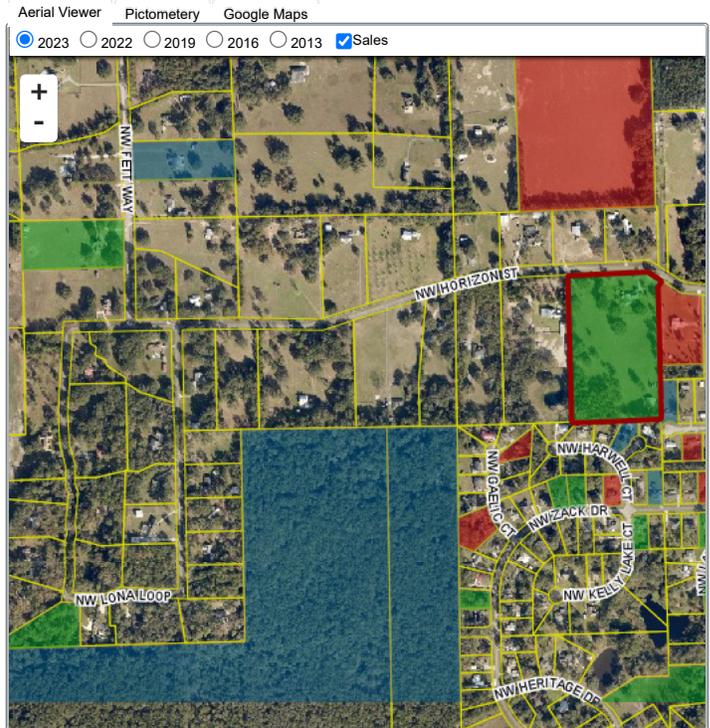
Owner	<b>MCLEAN MURPHY B JR &amp; ILENE G FAMILY TRUST</b> 400 NW HORIZON ST LAKE CITY, FL 32055		
Site	400 NW HORIZON ST, LAKE CITY		
Description*	BEG SE COR OF NW1/4 OF NW1/4, RUN W 281.07 FT, N 929.88 FT TO S R/W HORIZON DR, E ALONG R/W 207.74 FT, SE 56 DEG STILL ALONG R/W 89.56 FT TO E LINE OF NW1/4 OF NW1/4, RUN S 882.87 FT TO POB. & COMM SE COR OF NW1/4 OF NW1/4, RUN W 281.07 FT FOR POB, CONT WE ...more>>>		
Area	11.975 AC	S/T/R	28-3S-16
Use Code**	IMPROVED AG (5000)	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	\$32,780	Mkt Land	\$32,780
Ag Land	\$0	Ag Land	\$4,003
Building	\$412,777	Building	\$488,600
XFOB	\$11,988	XFOB	\$51,192
Just	\$457,545	Just	\$671,517
Class	\$0	Class	\$576,575
Appraised	\$457,545	Appraised	\$576,575
SOH/10% Cap	\$132,455	SOH/10% Cap	\$0
Assessed	\$325,090	Assessed	\$297,020
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$275,090 city:\$0 other:\$0 school:\$300,090	Total Taxable	county:\$246,298 city:\$0 other:\$0 school:\$272,020

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
12/20/2024	\$100	1529 / 2783	WD	V	U	11
12/20/2024	\$1,025,000	1529 / 2780	WD	I	Q	05 (Multi-Parcel Sale) - show
12/20/2024	\$100	1529 / 2777	WD	V	U	11
1/26/2021	\$100	1429 / 155	LE	I	U	14
3/25/2005	\$100	1042 / 053	WD	V	Q	01
8/25/2004	\$100	1024 / 2625	WD	V	Q	01
6/30/1995	\$0	813 / 2297	WD	V	Q	02

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	3065	4359	\$488,600

\*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
0180	FPLC 1STRY	2005	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2007	\$3,204.00	1068.00	0 x 0
0166	CONC,PAVMT	2005	\$4,270.00	2135.00	0 x 0
0030	BARN,MT	2007	\$36,000.00	2400.00	40 x 60
0166	CONC,PAVMT	2012	\$2,358.00	1179.00	0 x 0
0081	DECKING WITH RAILS	2012	\$3,360.00	480.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.980 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$32,780
5500	TIMBER 2 (AG)	8.995 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$4,003
9910	MKT.VAL.AG (MKT)	8.995 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$98,945

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