

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/9/2026

Parcel: << 14-4S-17-08354-128 (30675) >>

Owner & Property Info

Result: 1 of 5

Owner	MCGEE CARLTON T 2709 SE COUNTY ROAD 245 LAKE CITY, FL 32025		
Site	2709 SE COUNTY ROAD 245, LAKE CITY		
Description*	LOT 28 PRICE CREEK LANDING. 790-068, 792-2458, 912-1850, 945-263, QC 1054-553, WD 1058-336, WD 1114-2215, WD 1170-2657, 2659.		
Area	0.53 AC	S/T/R	14-4S-17
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

2025 Certified Values				2026 Working Values			
Mkt Land		\$15,000		Mkt Land		\$15,000	
Ag Land		\$0		Ag Land		\$0	
Building		\$156,779		Building		\$157,003	
XFOB		\$2,945		XFOB		\$2,945	
Just		\$174,724		Just		\$174,948	
Class		\$0		Class		\$0	
Appraised		\$174,724		Appraised		\$174,948	
SOH/10% Cap		\$57,735		SOH/10% Cap		\$54,800	
Assessed		\$116,989		Assessed		\$120,148	
Exempt	HX HB	\$50,722		Exempt	HX HB	\$51,411	
Total Taxable		county:\$66,267 city:\$0 other:\$0 school:\$91,989		Total Taxable		county:\$68,737 city:\$0 other:\$0 school:\$95,148	

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
4/8/2009	\$136,000	1170 / 2659	WD	I	Q	01
4/8/2009	\$139,500	1170 / 2657	WD	I	Q	01
3/23/2007	\$165,900	1114 / 2215	WD	I	Q	
8/29/2005	\$23,000	1058 / 336	WD	V	Q	
11/30/2001	\$11,000	945 / 263	WD	V	Q	04
7/28/2001	\$100	1054 / 553	QC	V	Q	01
9/18/2000	\$11,000	912 / 1850	AG	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1316	1782	\$157,003

*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	2006	\$2,895.00	965.00	0 x 0
0258	PATIO	2013	\$50.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.530 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000

Search Result: 1 of 5

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

