

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**

updated: 4/24/2025

Parcel: << **08-4S-17-08231-000 (29975)** >>

**Owner & Property Info**

Result: 1 of 1

Owner	<b>LAVOIE WHITNEY S</b> 117 SW BALBOA PL LAKE CITY, FL 32025		
Site	117 SW BALBOA PL, LAKE CITY		
Description*	LOTS 1, 2 & 3 BLOCK 5 LAKESIDE HEIGHTS S/D & ALSO THAT PART OF A CLOSED ALLEY CONTIGUOUS TO THE ABOVE DESC'D LOTS. RESEOL# 93R-45 & REC IN 784-1322, 723-001, DC 1352-674, WD 1411-692, DC 1513-926.		
Area	0.617 AC	S/T/R	08-4S-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	\$69,375	Mkt Land	\$69,375
Ag Land	\$0	Ag Land	\$0
Building	\$173,560	Building	\$178,521
XFOB	\$1,300	XFOB	\$1,300
Just	\$244,235	Just	\$249,196
Class	\$0	Class	\$0
Appraised	\$244,235	Appraised	\$249,196
SOH/10% Cap	\$152,547	SOH/10% Cap	\$0
Assessed	\$91,688	Assessed	\$249,196
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$41,688 city:\$0 other:\$0 school:\$66,688	Total Taxable	county:\$198,474 city:\$0 other:\$0 school:\$224,196

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
5/11/2020	\$100	1411 / 692	WD	I	U	30
6/21/1990	\$61,500	723 / 001	WD	I	U	35

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1960	2458	3089	\$178,521

\*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	\$100.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.000 LT (0.617 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$23,125 /LT	\$69,375

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