

Columbia County Property Appraiser
Jeff Hampton

2026 Working Values
updated: 7/9/2026

Parcel: << 33-3S-17-06860-000 (27026) >>

Owner & Property Info

Result: 2 of 6

Owner	MCDOWELL DOUGLAS MCDOWELL MARSHA A 266 SE JAMES AVE LAKE CITY, FL 32025		
Site	266 SE JAMES AVE, LAKE CITY		
Description*	LOT 1 BLOCK 5 ODOMS SPRING BROOK ADD S/D. LE 1257-446, PR 1373-138, QC 1373-930, PB 1376-242, DC 1377-475, QC 1377-478, WD 1377-480,		
Area	0.29 AC	S/T/R	33-3S-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

2025 Certified Values		2026 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$87,386	Building	\$87,386
XFOB	\$1,320	XFOB	\$1,320
Just	\$107,206	Just	\$107,206
Class	\$0	Class	\$0
Appraised	\$107,206	Appraised	\$107,206
SOH/10% Cap	\$37,654	SOH/10% Cap	\$35,776
Assessed	\$69,552	Assessed	\$71,430
Exempt	HX HB SX \$69,552	Exempt	HX HB SX \$71,430
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$44,552	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$46,430

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
1/19/2019	\$78,000	1377 / 480	WD	I	U	19
1/19/2019	\$100	1377 / 478	QC	I	U	11
11/27/2018	\$100	1373 / 930	QC	I	U	11
6/27/2013	\$100	1257 / 446	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1963	1404	1488	\$87,386

*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
0294	SHED WOOD/VINYL	0	\$570.00	1.00	0 x 0
0166	CONC,PAVMT	0	\$50.00	1.00	0 x 0
0258	PATIO	0	\$100.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2012	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.290 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 7/9/2026 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

