

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 12/12/2024

Parcel: << 09-4S-17-08300-042 (30078) >>

Owner & Property Info

Result: 1 of 1

Owner	BOONE LANA 225 SE CHEYENNE CT LAKE CITY, FL 32055		
Site	225 SE CHEYENNE CT, LAKE CITY		
Description*	LOT 33 WOODHAVEN S/D UNIT 2. 458-56, DC 1468-1667, LE 1486-2581, LE 1487-755,		
Area	0.5 AC	S/T/R	09-4S-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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$157,998	Building	\$157,998
XFOB	\$18,536	XFOB	\$18,536
Just	\$195,034	Just	\$195,034
Class	\$0	Class	\$0
Appraised	\$195,034	Appraised	\$195,034
SOH/10% Cap	\$80,706	SOH/10% Cap	\$77,276
Assessed	\$114,328	Assessed	\$117,758
Exempt	HX HB WX \$55,000	Exempt	HX HB WX \$55,000
Total Taxable	county:\$59,328 city:\$0 other:\$0 school:\$84,328	Total Taxable	county:\$62,758 city:\$0 other:\$0 school:\$87,758

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
3/27/2023	\$100	1487 / 755	LE	I	U	11
3/21/2023	\$100	1486 / 2581	LE	I	U	14

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	1596	2580	\$157,998

*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	1993	\$500.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	1985	\$14,336.00	512.00	32 x 16
0169	FENCE/WOOD	2004	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2004	\$800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2012	\$200.00	1.00	0 x 0
0070	CARPORT UF	2017	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 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

