

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/24/2024

Parcel: << 09-4S-17-08300-088 (30108) >>

Owner & Property Info

Result: 1 of 1

Owner	MCLEAN NANCY C 269 SE PUELO WAY LAKE CITY, FL 32025		
Site	269 SE PUELO WAY, LAKE CITY		
Description*	LOT 16 WOODHAVEN S/D UNIT 4. 473-293, 911-1785, LE 1480-962,		
Area	0.39 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	\$16,650	Mkt Land	\$16,650
Ag Land	\$0	Ag Land	\$0
Building	\$182,468	Building	\$182,468
XFOB	\$2,600	XFOB	\$2,600
Just	\$201,718	Just	\$201,718
Class	\$0	Class	\$0
Appraised	\$201,718	Appraised	\$201,718
SOH/10% Cap	\$85,467	SOH/10% Cap	\$81,979
Assessed	\$116,251	Assessed	\$119,739
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$66,251	Total Taxable	county:\$69,739
	city:\$0		city:\$0
	other:\$0 school:\$91,251		other:\$0 school:\$94,739

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 ☒ Sales**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2022	\$100	1480 / 962	LE	I	U	14
7/5/2000	\$3,128	911 / 1785	FS	I	Q	01

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	1754	2770	\$182,468

*[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	\$500.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0169	FENCE/WOOD	2012	\$400.00	1.00	0 x 0

0169	FENCE/WOOD	2017	\$500.00	1.00	0 x 0
▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.390 AC)	1.0000/1.0000 1.0000/.9000000 /	\$16,650 /LT	\$16,650
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