

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 4/3/2025

Parcel: << **18-3S-16-02172-001 (45750)** >>

## Owner & Property Info

Result: 26 of 30

Owner	<b>NASH WAYNE H</b> 169 NW JEAN CT LAKE CITY, FL 32055		
Site	169 NW JEAN CT, LAKE CITY		
Description*	BEG INTERS N R/W NASH RD & W LINE SE1/4 OF SE1/4, RUN SE ALONG R/W APPROX 544.32 FT, NW 194.59 FT, N 101.18 FT, W 260 FT, N 1022.60 FT, W 210 FT, S TO POB. ALSO COMM NE COR OF SE1/4 OF SE1/4, RUN S 13 FT, W 6.10 FT FOR POB, RUN S 1306.32 FT TO N R/W NASH R ...more>>>		
Area	6.28 AC	S/T/R	18-3S-16
Use Code**	IMPROVED AG (5000)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$10,000	Mkt Land	\$10,000
Ag Land	\$2,371	Ag Land	\$2,371
Building	\$110,967	Building	\$124,919
XFOB	\$37,100	XFOB	\$37,100
Just	\$210,867	Just	\$224,819
Class	\$160,438	Class	\$174,390
Appraised	\$160,438	Appraised	\$174,390
SOH/10% Cap	\$35,690	SOH/10% Cap	\$44,793
Assessed	\$143,563	Assessed	\$158,928
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$74,748	Total Taxable	county:\$78,875
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$118,563		school:\$133,928

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
10/22/2007	\$100	1134 / 315	QC	V	Q	01
1/10/2007	\$100	1107 / 1635	QC	V	Q	01
5/4/2004	\$0	1014 / 1229	FJ	I	U	18
3/31/1994	\$3,700	788 / 1398	QC	V	Q	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MOBILE HME (0800)	1987	1620	1860	\$49,473
<a href="#">Sketch</a>	MANUF 2 (0202)	2023	728	728	\$75,446

\*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	\$250.00	1.00	0 x 0
0190	FPLC PF	1987	\$1,200.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$250.00	100.00	10 x 9
0070	CARPORT UF	2013	\$300.00	1.00	0 x 0
9945	Well/Sept		\$21,000.00	3.00	0 x 0
0070	CARPORT UF	2018	\$300.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2018	\$1,000.00	1.00	0 x 0
9945	Well/Sept	2023	\$7,000.00	1.00	x
0070	CARPORT UF	2023	\$1,000.00	1.00	x
0294	SHED WOOD/VINYL	2023	\$4,800.00	1.00	x

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$10,000
9910	MKT.VAL.AG (MKT)	5.280 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$52,800
5500	TIMBER 2 (AG)	5.280 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$2,371

Search Result: 26 of 30

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