

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/18/2025

Parcel: << 11-4S-16-02911-225 (12970) >>

Owner & Property Info

Result: 1 of 1

Owner	CUENCA EDUARDO LUIS CUENCA OLGA 199 SW COURTESY WAY LAKE CITY, FL 32024		
Site	199 SW COURTESY WAY, LAKE CITY		
Description*	LOT 25 MAY-FAIR S/D UNIT 2. 787-2062, 952-2754, DC 1388-2044, WD 1419-2165,		
Area	0.55 AC	S/T/R	11-4S-16
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	\$30,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$155,776	Building	\$160,804
XFOB	\$5,531	XFOB	\$5,531
Just	\$191,307	Just	\$201,335
Class	\$0	Class	\$0
Appraised	\$191,307	Appraised	\$201,335
SOH/10% Cap	\$121,404	SOH/10% Cap	\$127,247
Assessed	\$69,903	Assessed	\$74,088
Exempt	HX HB	Exempt	HX HB
Total	county:\$25,000 city:\$0	Total	county:\$25,000 city:\$0
Taxable	other:\$0 school:\$44,903	Taxable	other:\$0 school:\$49,088

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
9/17/2020	\$160,000	1419 / 2165	WD	I	Q	01
5/7/2002	\$95,000	952 / 2754	WD	I	Q	
3/17/1994	\$78,900	787 / 2062	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	1485	2052	\$160,804

*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
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0166	CONC.PAVMT	0	\$1,431.00	954.00	0 x 0
0294	SHED WOOD/VINYL	1994	\$1,200.00	160.00	10 x 16
0294	SHED WOOD/VINYL	2014	\$900.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.550 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



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