

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 1/15/2026

Parcel: << 22-3S-16-02268-225 (7812) >>

Owner & Property Info

Result: 4 of 8

Owner	MCLEAN MURPHY B JR AND ILENE G MCLEAN FAMILY TRUST 1136 SW SEMINOLE TER LAKE CITY, FL 32024		
Site	966 NW SCENIC LAKE DR, LAKE CITY		
Description*	LOT 25 WOODBOROUGH PHASE 1 686-521, 758-1186, 891-689,WD 1547-2041		
Area	3.06 AC	S/T/R	22-3S-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

2025 Certified Values		2026 Working Values	
Mkt Land	\$99,000	Mkt Land	\$99,000
Ag Land	\$0	Ag Land	\$0
Building	\$473,424	Building	\$490,787
XFOB	\$7,630	XFOB	\$7,630
Just	\$580,054	Just	\$597,417
Class	\$0	Class	\$0
Appraised	\$580,054	Appraised	\$597,417
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$580,054	Assessed	\$597,417
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$580,054 city:\$0 other:\$0 school:\$580,054	Total Taxable	county:\$597,417 city:\$0 other:\$0 school:\$597,417

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
8/21/2025	\$750,000	1547 / 2041	WD	I	Q	01
11/3/1988	\$41,000	686 / 521	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1994	3870	6204	\$490,787

*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	\$2,500.00	1.00	0 x 0
0080	DECKING	0	\$2,380.00	1.00	0 x 0
0170	FPLC 2STRY	2014	\$2,750.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0133	SFR LAKE (MKT)	1.000 LT (3.060 AC)	1.0000/1.0000 1.0000/ /	\$99,000 /LT	\$99,000

Search Result: 4 of 8

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

