LOT 16 WOODHAVEN S/D UNIT 4.
473-293, 911-1785, LE 1480-962,

MCLEAN NANCY C
269 SE PUBELO WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-088

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

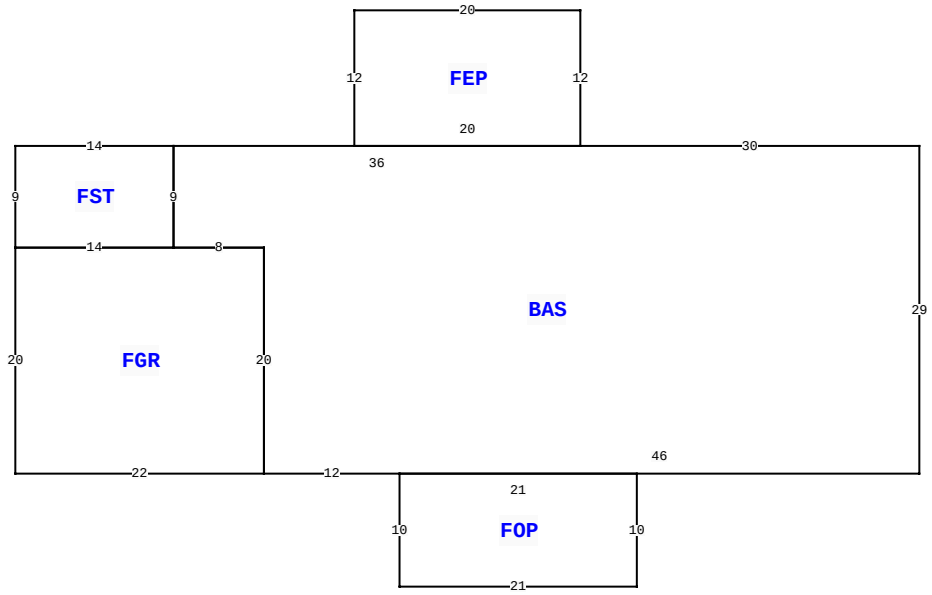
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	147,141
FEP	240	80		192	16,107
FGR	440	55		242	20,301
FOP	210	30		63	5,285
FST	126	55		69	5,788
TOTALS	2,770			2,320	194,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	115.2360	129.06	299,419	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1754 HX Base Yr



269 SE PUEBLO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,622
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		213,872
SOH/AGL Deduction		90,661
ASSESSED VALUE		123,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,489
TOTAL JUST VALUE		213,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051296	Roof Replacement	13,300	10/28/2024
32277	MAINT/ALTR	30	09/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/962	11/30/2022	LE	U	I	14	100
GRANTOR: MCLEAN NANCY GAINEY A						
GRANTEE: MCLEAN NANCY CAROL						
0911/1785	7/05/2000	FS	Q	I	01	3,128
GRANTOR: K SPECIE BANKRUPTCY T						
GRANTEE: NANCY C MCLEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= N12 W20 S12 E20$ W36 FST= W14 S9 E14 N9$ S9 FGR= W14 S20 E22 N20 W8$ E8 S20 E12 FOP= S10 E21 N10 W21$ E46 N29$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.39 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/20/2025 BY SYS