

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

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

2026

09-4S-17-08300-088
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

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 Floor	14	CARPET 90
Interior Floor	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	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	35.00	65.00

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

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		91,020
ASSESSED VALUE		122,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,441
TOTAL JUST VALUE		213,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,872

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

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 GAINAY 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

L N	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	0	0	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2012	2012	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2017	2017	3	100	500	

EXTRA FEATURES		269 SE PUEBLO WAY, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/21/2023
			MLU

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,600																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							