

COLUMBIA COUNTY

Property Appraiser

Parcel 16-7S-17-10006-223

Owners

POWELL DEREK
POWELL JOANNA
20345 NW 248TH DR
HIGH SPRINGS, FL 32643

Parcel Summary

Location	
Use Code	0000: VACANT
Tax District	3: COUNTY
Section	16
Township	7S
Range	17
Acreage	5.0600
Subdivision	RIVER RISE

Legal Description

LOT 23 RIVER RISE S/D UNIT 1.

WD 1076-855, WD 1501-2697,



Parcel strap: 10006223177S16

29° 53' 02" N 82° 37' 00" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$84,000
Total Ag Land	\$0
Total Market	\$84,000
Total Assessed	\$84,000
Total Exempt	\$0

	2025
Total Taxable	\$84,000
SOH Diff	\$0

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$69,600	\$69,600	\$66,000	\$55,200	\$55,200	\$55,200
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$69,600	\$69,600	\$66,000	\$55,200	\$55,200	\$55,200
Total Assessed	\$69,600	\$66,792	\$60,720	\$55,200	\$55,200	\$55,200
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$69,600	\$66,792	\$60,720	\$55,200	\$55,200	\$55,200
SOH Diff	\$0	\$2,808	\$5,280	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1501/2697	2023-10-27	Q	01	WARRANTY DEED	Vacant	\$113,500	Grantor: DUBROVSKY MIKHAIL Grantee: POWELL DEREK
WD 1076/0855	2006-02-25	Q		WARRANTY DEED	Vacant	\$91,100	Grantor: NEVIN SUMMERS Grantee: MIKHAIL & TATYANA DUBROVSKY

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0000	VAC RES	A-3	.00	.00	1.00	\$70,000.00/ LT	5.06	1.20	\$84,000	NICE WOODED LOT

Personal Property

None

Permits

None

TRIM Notices

2022

2023

2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 04, 2024.