

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 5/14/2026

Parcel: << 00-00-00-00533-008 (2593) >>

**Owner & Property Info**

Result: 1 of 1

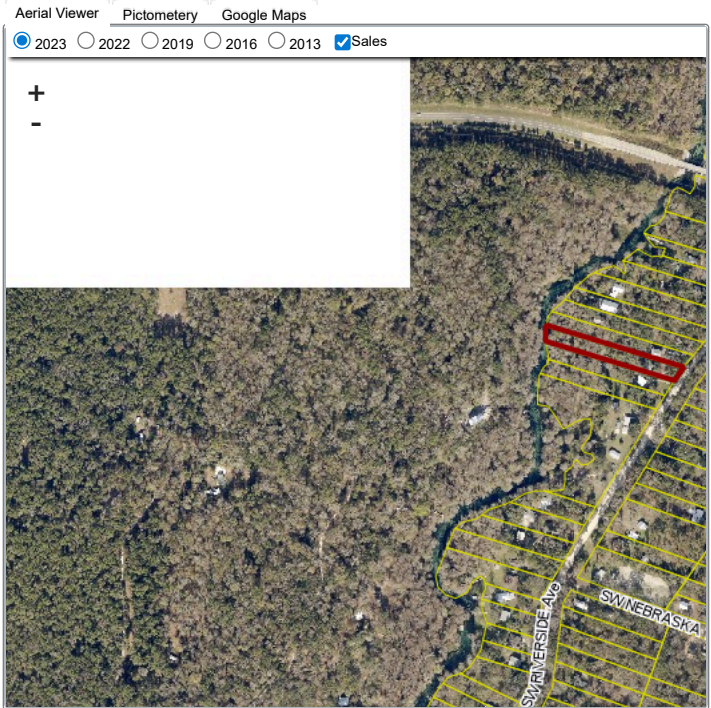
Owner	<b>BROWN CHARLES B BROWN AFTON M</b> 136 SE SAINT JOHNS ST LAKE CITY, FL 32025		
Site	292 SW RIVERSIDE AVE, FORT WHITE		
Description*	LOT 8 SECTION 1 THREE RIVERS ESTATES. 698-154, 751-881, 866-2269, WD 1471-1266		
Area	1.087 AC	S/T/R	23-6S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*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	\$115,380	Mkt Land	\$115,380
Ag Land	\$0	Ag Land	\$0
Building	\$173,921	Building	\$175,494
XFOB	\$16,116	XFOB	\$16,116
Just	\$305,417	Just	\$306,990
Class	\$0	Class	\$0
Appraised	\$305,417	Appraised	\$306,990
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$305,417	Assessed	\$306,990
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$254,695 city:\$0 other:\$0 school:\$280,417	Total Taxable	county:\$255,579 city:\$0 other:\$0 school:\$281,990

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
7/18/2022	\$450,000	1471 / 1266	WD	I	Q	01
9/20/1991	\$24,000	751 / 881	WD	V	U	12
10/25/1989	\$19,700	698 / 154	WD	V	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR PILING (0300)	1993	1104	2644	\$175,494

\*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
0084	DOCK-RIVER	1993	\$10,556.00	1820.00	0 x 0
0296	SHED METAL	2016	\$200.00	1.00	0 x 0
0166	CONC,PAVMT	2016	\$5,360.00	1072.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	76.920 FF (1.087 AC)	1.0000/1.0000 1.0000/ /	\$1,500 /FF	\$115,380

Search Result: 1 of 1

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