

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 4/17/2020

Parcel: << **30-6S-17-09807-103** >>

Owner & Property Info

Owner	HARBOUR KENNETH W & HEATHER V HARBOUR 14595 SW TUSTENUGGEE AVE FORT WHITE, FL 32038		
Site	14595 TUSTENUGGEE AVE, FORT WHITE		
Description*	LOT 3 THE MEADOWS OF TUSKENOOGEE. 878-1182, WD 1345 -2762,		
Area	5.18 AC	S/T/R	29-6S-17E
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$30,000	Mkt Land (1)	\$30,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$266,933	Building (1)	\$275,984
XFOB (3)	\$30,108	XFOB (3)	\$30,108
Just	\$327,041	Just	\$336,092
Class	\$0	Class	\$0
Appraised	\$327,041	Appraised	\$336,092
SOH Cap [?]	\$29,460	SOH Cap [?]	\$31,667
Assessed	\$297,581	Assessed	\$304,425
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$247,581 city:\$247,581 other:\$247,581 school:\$272,581	Total Taxable	county:\$254,425 city:\$254,425 other:\$254,425 school:\$279,425



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
10/13/2017	\$80,000	1345/2762	WD	I	Q	01
4/12/1999	\$28,500	878/1182	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2018	2971	4224	\$266,933

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0020	BARN,FR	2013	\$27,360.00	1824.000	38 x 48 x 0	(000.00)
0166	CONC,PAVMT	2018	\$2,100.00	1050.000	21 x 50 x 0	(000.00)
0166	CONC,PAVMT	2018	\$648.00	324.000	4 x 81 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

000100

SFR (MKT)

1.000 LT - (5.180 AC)

1.00/1.00 1.00/1.00

\$30,000

\$30,000