

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/4/2022

Parcel: << **20-6S-16-03898-004 (20211)** >>

Owner & Property Info

Result: 1 of 1

Owner	VARNON DAVID LAWRENCE VARNON EMILY E 2776 SW CENTERVILLE AVE FORT WHITE, FL 32038		
Site	2774 SW CENTERVILLE Ave, FORT WHITE 2776 SW CENTERVILLE Ave		
Description*	COMM SE COR OF SEC, RUN N 1463.50 FT FOR POB, RUN W 1331.78 FT, N 417.94 FT, E 273 FT, N 40 FT, E 1060.92 FT, S 457.98 FT TO POB. 638-188, 825-2510, LE 889-555, DC 958-377, WD 1020-1220, WD 1043-60, WD 1170-1766, DC 1296-347, WD 1296-348, WD 1410-1224, WD ... more>>>		
Area	13.75 AC	S/T/R	20-6S-16
Use Code**	IMPROVED AG (5000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$27,200	Mkt Land	\$34,500
Ag Land	\$2,120	Ag Land	\$2,200
Building	\$150,674	Building	\$185,548
XFOB	\$28,420	XFOB	\$34,920
Just	\$235,094	Just	\$302,968
Class	\$208,414	Class	\$257,168
Appraised	\$208,414	Appraised	\$257,168
SOH Cap [?]	\$41,940	SOH Cap [?]	\$85,683
Assessed	\$166,474	Assessed	\$171,485
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$116,474 city:\$0 other:\$0 school:\$141,474	Total Taxable	county:\$121,485 city:\$0 other:\$0 school:\$146,485

Aerial Viewer Pictometry Google Maps



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1416/1076	WD	I	U	11
4/24/2020	\$295,000	1410/1224	WD	I	Q	01
6/10/2015	\$100	1296/0348	WD	I	U	11
3/28/2009	\$96,000	1170/1766	WD	I	Q	03
4/6/2005	\$95,400	1043/0060	WD	I	Q	
7/6/2004	\$55,000	1020/1220	WD	I	Q	
7/31/1996	\$0	0825/2510	WD	I	U	02 (Multi-Parcel Sale) - show
11/27/1987	\$15,400	0638/0188	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2010	2920	3744	\$185,548

*[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
0040	BARN,POLE	2011	\$1,360.00	680.00	20 x 34
0296	SHED METAL	2011	\$2,160.00	240.00	12 x 20
0190	FPLC PF	2011	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2015	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0263	PRCH,USP	2015	\$1,600.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0261	PRCH, UOP	2015	\$600.00	1.00	0 x 0
0030	BARN,MT	2015	\$12,000.00	1200.00	40 x 30
0251	LEAN TO W/FLOOR	2015	\$2,800.00	560.00	14 x 40
0040	BARN,POLE	2020	\$4,500.00	1.00	x
0294	SHED WOOD/VINYL	2020	\$1,000.00	1.00	x

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.750 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$34,500
6200	PASTURE 3 (AG)	8.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,200
9910	MKT.VAL.AG (MKT)	8.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$48,000

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