

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/7/2023

Parcel: << 00-00-00-00865-076 (3291) >>

Owner & Property Info

Result: 1 of 1

Owner	GENDREAU ARTHUR J GENDREAU JOAN M 1962 SW CENTRAL TERR FORT WHITE, FL 32038		
Site			
Description*	LOT 76 UNIT 12 THREE RIVERS ESTATES. 750-2090, 793-956,		
Area	0.918 AC	S/T/R	36-6S-15
Use Code**	MOBILE HOME (0200)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$15,000
Ag Land	\$0	Ag Land	\$0
Building	\$15,963	Building	\$20,466
XFOB	\$3,700	XFOB	\$7,450
Just	\$34,663	Just	\$42,916
Class	\$0	Class	\$0
Appraised	\$34,663	Appraised	\$42,916
SOH Cap [?]	\$15,327	SOH Cap [?]	\$23,000
Assessed	\$19,336	Assessed	\$19,916
Exempt	HX HB \$19,336	Exempt	HX HB \$19,916
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/13/1994	\$5,500	0793/0956	WD	V	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1988	960	1424	\$20,466

*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
0294	SHED WOOD/VINYL	2015	\$400.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2015	\$50.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	1.000 LT (0.918 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000

Aerial Viewer Pictometry Google Maps

