

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 10/13/2022

Parcel: << **31-6S-16-04009-103 (20830)** >>

Owner & Property Info

Result: 4 of 4

Owner	PEES RUSSELL WAYNE 2793 SW WILSON SPRINGS RD FORT WHITE, FL 32038		
Site	2793 SW WILSON SPRINGS Rd, FORT WHITE		
Description*	LOT 3 FRY ACRES S/D. ORB 785-445, 854-1824 1825, 868-1127, JTWRS 898-2129, WD 1093-1809		
Area	2.11 AC	S/T/R	31-6S-16
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	\$17,000	Mkt Land	\$17,000
Ag Land	\$0	Ag Land	\$0
Building	\$25,209	Building	\$25,209
XFOB	\$4,550	XFOB	\$4,550
Just	\$46,759	Just	\$46,759
Class	\$0	Class	\$0
Appraised	\$46,759	Appraised	\$46,759
SOH Cap [?]	\$5,237	SOH Cap [?]	\$3,991
Assessed	\$41,522	Assessed	\$42,768
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$16,522	Total Taxable	county:\$17,768
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$16,522		school:\$17,768



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/22/2006	\$82,000	1093/1809	WD	I	Q	
3/4/2000	\$59,000	0898/2129	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1995	1620	1620	\$25,209

*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
0190	FPLC PF	1998	\$1,200.00	1.00	0 x 0
0081	DECKING WITH RAILS	2015	\$100.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (2.110 AC)	1.0000/1.0000 1.0000/ /	\$17,000 /LT	\$17,000

