

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 9/8/2022

Parcel: << **35-6S-16-04068-102 (43642)** >>

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales**Owner & Property Info**

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|              |                                                                                                                                                                                                              |              |          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>COLUMBIA LAND MAINTENANCE LLC</b><br>1826 SW STATE ROAD 47<br>LAKE CITY, FL 32025                                                                                                                         |              |          |
| Site         | 940 SW COOK ST, FORT WHITE                                                                                                                                                                                   |              |          |
| Description* | LOT 2 COOK ESTATES (DIVISION OF LAND) DESC AS: COMM NE COR OF NE1/4 OF NW1/4, W 655.75 FT FOR POB, S 1290.95 FT, W 344.46 FT, N 1298.93 FT TO S R/W OF SW COOK ST, ALONG R/W E 345.44 FT, S 34.29 FT TO POB. |              |          |
| Area         | 10.37 AC                                                                                                                                                                                                     | S/T/R        | 35-6S-16 |
| Use Code**   | NON AG ACREAGE (9900)                                                                                                                                                                                        | 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              | \$54,000                                                    | Mkt Land            | \$55,000                                                    |
| Ag Land               | \$0                                                         | Ag Land             | \$0                                                         |
| Building              | \$0                                                         | Building            | \$0                                                         |
| XFOB                  | \$0                                                         | XFOB                | \$0                                                         |
| Just                  | \$54,000                                                    | Just                | \$55,000                                                    |
| Class                 | \$0                                                         | Class               | \$0                                                         |
| Appraised             | \$54,000                                                    | Appraised           | \$55,000                                                    |
| SOH Cap [?]           | \$0                                                         | SOH Cap [?]         | \$0                                                         |
| Assessed              | \$54,000                                                    | Assessed            | \$55,000                                                    |
| Exempt                | \$0                                                         | Exempt              | \$0                                                         |
| Total Taxable         | county:\$54,000<br>city:\$0<br>other:\$0<br>school:\$54,000 | Total Taxable       | county:\$55,000<br>city:\$0<br>other:\$0<br>school:\$55,000 |

**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| NONE      |            |           |      |     |                       |       |

**▼ Building Characteristics**

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

**▼ Extra Features & Out Buildings (Codes)**

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

**▼ Land Breakdown**

| Code | Desc          | Units                | Adjustments             | Eff Rate     | Land Value |
|------|---------------|----------------------|-------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.000 LT (10.370 AC) | 1.0000/1.0000 1.0000/ / | \$55,000 /LT | \$55,000   |

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