

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/17/2024

Parcel: &lt;&lt; 00-00-00-00570-002 (2656) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	PEARSON WILLIAM H PEARSON JENNIFER K 552 SW MANATEE TER FORT WHITE, FL 32038		
Site	552 SW MANATEE TER, FORT WHITE		
Description*	LOT 6 UNIT 2 THREE RIVERS ESTATES, 493-186, WD 1327-2326, WD 1365-1450, WD 1415-2553, WD 1416-897, WD 1431-462,		
Area	0.87 AC	S/T/R	36-6S-15
Use Code**	SINGLE FAMILY (0100)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$56,000	Mkt Land	\$56,000
Ag Land	\$0	Ag Land	\$0
Building	\$200,374	Building	\$200,374
XFOB	\$10,800	XFOB	\$10,800
Just	\$267,174	Just	\$267,174
Class	\$0	Class	\$0
Appraised	\$267,174	Appraised	\$267,174
SOH/10% Cap	\$27,780	SOH/10% Cap	\$20,598
Assessed	\$239,394	Assessed	\$246,576
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total	county:\$189,394 city:\$0	Total	county:\$196,576 city:\$0
Taxable	other:\$0 school:\$214,394	Taxable	other:\$0 school:\$221,576

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/24/2021	\$100	1431 / 462	WD	I	U	11
7/29/2020	\$100	1416 / 897	WD	I	U	11
7/22/2020	\$280,000	1415 / 2553	WD	I	Q	01
7/27/2018	\$265,000	1365 / 1450	WD	I	U	35
12/19/2016	\$240,000	1327 / 2326	WD	I	U	12

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR PILING (0300)	1983	1500	2084	\$200,374

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2006	\$1,800.00	1.00	0 x 0
0166	CONC,PAVMT	2016	\$6,000.00	1200.00	30 x 40
0294	SHED WOOD/VINYL	2016	\$200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2016	\$2,800.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0132	SFR RIVER (MKT)	112.000 FF (0.870 AC)	1.0000/1.0000 1.0000/ /	\$500 /FF	\$56,000

Search Result: 1 of 1

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