

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 10/10/2024

Parcel: << 00-00-00-00857-052 (3232) >>

Owner & Property Info

Result: 1 of 1

Owner	BECK NICHOLAS 744 SW WASHINGTON AVE FORT WHITE, FL 32038		
Site	744 SW WASHINGTON AVE, FORT WHITE		
Description*	LOT 52 UNIT 11 THREE RIVERS ESTATES. 783-815, DC 1237-1901, WD 1281-640, WD 1313-1421, WD 1428-633,		
Area	0.87 AC	S/T/R	23-6S-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 & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$140,049	Building	\$140,049
XFOB	\$1,572	XFOB	\$1,572
Just	\$161,621	Just	\$161,621
Class	\$0	Class	\$0
Appraised	\$161,621	Appraised	\$161,621
SOH/10% Cap	\$15,135	SOH/10% Cap	\$10,740
Assessed	\$146,486	Assessed	\$150,881
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$96,486 city:\$0 other:\$0 school:\$121,486	Total Taxable	county:\$100,881 city:\$0 other:\$0 school:\$125,881

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.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2021	\$210,000	1428 / 633	WD	I	Q	01
4/18/2016	\$100	1313 / 1421	WD	V	U	11
8/14/2014	\$7,000	1281 / 640	WD	V	Q	01
10/5/1993	\$8,600	783 / 815	WD	I	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2015	1150	1182	\$140,049

\*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

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2015	\$1,260.00	140.00	10 x 14
0166	CONC,PAVMT	2015	\$312.00	156.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.870 AC)	1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 10/10/2024 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

