

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 2/17/2022

Parcel: &lt;&lt; 00-00-00-01346-000 (3964) &gt;&gt;

**Owner & Property Info**

Result: 1 of 1

|              |                                                                                                        |              |          |
|--------------|--------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | WELLS JILL S<br>WELLS JENNIFER L<br>231 SW ALBANY TER<br>FORT WHITE, FL 32038-9802                     |              |          |
| Site         | 231 SW ALBANY Ter, FORT WHITE                                                                          |              |          |
| Description* | LOTS 77, 78 & 79 UNIT 21 THREE RIVERS<br>ESTATES. 592-542, 595-762, 687-217, 645-460, WD<br>1375-2089, |              |          |
| Area         | 1.377 AC                                                                                               | S/T/R        | 25-6S-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**

| 2021 Certified Values |                 | 2022 Working Values |                  |
|-----------------------|-----------------|---------------------|------------------|
| Mkt Land              | \$27,000        | Mkt Land            | \$27,000         |
| Ag Land               | \$0             | Ag Land             | \$0              |
| Building              | \$87,294        | Building            | \$87,294         |
| XFOB                  | \$67,715        | XFOB                | \$67,715         |
| Just                  | \$182,009       | Just                | \$182,009        |
| Class                 | \$0             | Class               | \$0              |
| Appraised             | \$182,009       | Appraised           | \$182,009        |
| SOH Cap [?]           | \$58,030        | SOH Cap [?]         | \$54,311         |
| Assessed              | \$123,979       | Assessed            | \$127,698        |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB \$50,000   |
| Total Taxable         | county:\$73,979 | Total Taxable       | county:\$77,698  |
|                       | city:\$0        |                     | city:\$0         |
|                       | other:\$0       |                     | other:\$0        |
|                       | school:\$98,979 |                     | school:\$102,698 |

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 1/4/2019  | \$197,500  | 1375/2089 | WD   | I   | Q                     | 01    |
| 5/1/1986  | \$2,500    | 0592/0542 | WD   | V   | Q                     |       |
| 3/1/1986  | \$800      | 0588/0229 | WD   | V   | U                     | 01    |

**▼ Building Characteristics**

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1987     | 1575    | 2293      | \$87,294   |

\*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    |
|------|------------------|----------|-------------|---------|---------|
| 0296 | SHED METAL       | 0        | \$739.00    | 1.00    | 16 x 20 |
| 0021 | BARN,FR AE       | 0        | \$60,000.00 | 3000.00 | 0 x 2   |
| 0261 | PRCH, UOP        | 0        | \$576.00    | 1.00    | 12 x 32 |
| 0294 | SHED WOOD/VINYL  | 2006     | \$1,600.00  | 1.00    | 0 x 0   |
| 0260 | PAVEMENT-ASPHALT | 2006     | \$1,200.00  | 1.00    | 0 x 0   |

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|      |                 |      |            |      |       |
|------|-----------------|------|------------|------|-------|
| 0060 | CARPORT F       | 2006 | \$800.00   | 1.00 | 0 x 0 |
| 0060 | CARPORT F       | 2006 | \$1,200.00 | 1.00 | 0 x 0 |
| 0294 | SHED WOOD/VINYL | 2016 | \$1,600.00 | 1.00 | 0 x 0 |

▼ Land Breakdown

| Code | Desc      | Units               | Adjustments                      | Eff Rate    | Land Value |
|------|-----------|---------------------|----------------------------------|-------------|------------|
| 0100 | SFR (MKT) | 3.000 LT (1.377 AC) | 1.0000/1.0000 1.0000/.90000000 / | \$9,000 /LT | \$27,000   |

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