## **Columbia County Property Appraiser** 2025 Working Values Parcel: << 00-00-00-01120-000 (3640) >> Aerial Viewer Pictometery Google Maps ○ 2019 ○ 2016 ○ 2013 **☑** Sales Owner & Property Info 0 2022 Result: 1 of 1 LINS CHRISTOPHER D Owner 4405 PARK BROOKE TRCE ALPHARETTA, GA 30022-3416 Site 449 SW NEBRASKA TER, FORT WHITE LOT 132 UNIT 18 THREE RIVERS ESTATES. 310-431, 430-234, 648-681, 872-1504, 978-1598, WD 1057-1060, WD 1215-1122, PB 1495-927, PB 1498-2504 Description\* S/T/R 23-6S-15 Area 0.918 AC MOBILE HOME (0200) Use Code\*\* Tax District 3 \*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction. \*\*The <u>Use Code</u> 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 \$18,000 Mkt Land Mkt Land \$18,000 Ag Land \$0 Ag Land \$0 \$40,293 Building Building \$40,293 XFOB \$17,290 XFOB \$17,290 Just \$75,583 Just \$75,583 Class \$0 Class \$0 Appraised \$75,583 Appraised \$75,583 SOH/10% Cap \$0 SOH/10% Cap \$0 Assessed \$75,583 Assessed \$75,583 Exempt \$0 Exempt \$0 Total county:\$75,583 city:\$0 Total county:\$75,583 city:\$0 Taxable other:\$0 school:\$75,583 Taxable other:\$0 school:\$75,583 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 V/I Qualification (Codes) RCode Sale Price Book/Page Deed 7/21/2023 \$0 1495 / 927 PB П 18 \$34,600 5/27/2011 WD U 40 1215 / 1122 9/6/2005 \$28,000 1057 / 1060 WD Q 3/20/2003 \$16,000 978 / 1598 WD 1 Q 1/5/1999 \$25,000 WD Q 03 872 / 1504 3/29/1988 \$5,000 WD Q 648 / 681 ٧ Building Characteristics Bldg Sketch Description\* Year Blt Base SF Actual SF Bldg Value SFR/MH CON (0101) 1971 \$40,293 \*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 \$800.00 1.00 0 $0 \times 0$ 0296 SHED METAL 0 \$800.00 1.00 $0 \times 0$ 9945 Well/Sept \$7,000.00 1.00 $0 \times 0$ 2014 0296 SHED METAL \$50.00 1 00 $0 \times 0$ 0031 BARN,MT AE 2014 \$7,128.00 864.00 36 x 24 0251 LEAN TO W/FLOOR 2014 \$756.00 288.00 12 x 24 LEAN TO W/FLOOR 2015 \$756.00 0251 1.00 $0 \times 0$ Land Breakdown Code Desc Units Adjustments Fff Rate Land Value 0200 MBL HM (MKT) 1.000 LT (0.918 AC) 1.0000/1.0000 1.0000// \$18,000 /LT \$18,000

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