

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 11/7/2024

Parcel: << 00-00-00-01120-000 (3640) >>

Owner & Property Info

Result: 1 of 1

Owner	LINS CHRISTOPHER D 4405 PARK BROOKE TRCE ALPHARETTA, GA 30022-3416		
Site	449 SW NEBRASKA TER, FORT WHITE		
Description*	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		
Area	0.918 AC	S/T/R	23-6S-15
Use Code**	MOBILE HOME (0200)	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	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$40,293	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 Taxable	county:\$75,583 city:\$0 other:\$0 school:\$75,583	Total Taxable	county:\$75,583 city:\$0 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.

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
7/21/2023	\$0	1495 / 927	PB	I	U	18
5/27/2011	\$34,600	1215 / 1122	WD	I	U	40
9/6/2005	\$28,000	1057 / 1060	WD	I	Q	
3/20/2003	\$16,000	978 / 1598	WD	I	Q	
1/5/1999	\$25,000	872 / 1504	WD	I	Q	03
3/29/1988	\$5,000	648 / 681	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/MH CON (0101)	1971	716	1024	\$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	0	\$800.00	1.00	0 x 0
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9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2014	\$50.00	1.00	0 x 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
0251	LEAN TO W/FLOOR	2015	\$756.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff 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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