

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/18/2022

Parcel: << 19-2S-16-01655-207 (5240) >>

Owner & Property Info

Result: 1 of 1

Owner	BOUCHER SUSAN BOUCHER RICHARD 154 NW BLUE DR WHITE SPRINGS, FL 32096		
Site	154 NW BLUE Dr, WHITE SPRINGS		
Description*	COMM SW COR OF SW1/4 OF SE1/4, RUN N 333.51 FT, E 332.47 FT FOR POB, CONT E 332.60 FT, N 333.61 FT, W 332.70 FT, S 333.59 FT TO POB. (AKA LOT 7 JOY ESTATES S/D UNREC). 343-525, 970-2619, WD 996-912, CT 1063-914. WD 1076-1609, WD 1468-283, DC 1470-89		
Area	2.55 AC	S/T/R	19-2S-16
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

2021 Certified Values		2022 Working Values	
Mkt Land	\$11,830	Mkt Land	\$8,580
Ag Land	\$0	Ag Land	\$0
Building	\$64,300	Building	\$80,721
XFOB	\$14,351	XFOB	\$22,140
Just	\$90,481	Just	\$111,441
Class	\$0	Class	\$0
Appraised	\$90,481	Appraised	\$111,441
SOH Cap [?]	\$13,202	SOH Cap [?]	\$31,844
Assessed	\$77,279	Assessed	\$79,597
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$27,279 city:\$0 other:\$0 school:\$52,279	Total Taxable	county:\$29,597 city:\$0 other:\$0 school:\$54,597

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
6/1/2022	\$210,000	1468/0283	WD	I	Q	01
2/24/2006	\$107,000	1076/1609	WD	I	Q	
10/12/2005	\$100	1063/0914	CT	I	U	01
9/29/2003	\$100	0996/0912	WD	V	U	04
3/10/1995	\$48,000	0802/2026	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2002	2108	2412	\$80,721

*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
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0

0282	POOL ENCL	2007	\$4,620.00	770.00	22 x 35
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0080	DECKING	2007	\$3,600.00	360.00	0 x 0
0280	POOL R/CON	2007	\$7,670.00	188.00	0 x 0
0296	SHED METAL	2013	\$1,800.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (2.550 AC)	1.0000/1.0000 1.0000/.6000000 /	\$8,580 /LT	\$8,580

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