

Jeff Hampton

Parcel: << 13-3S-15-00174-000 (558) >>

2024 Working Values
updated: 8/29/2024

Owner & Property Info

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Owner	GEORGE W RICHARDSON JR LIVING TRUST 294 NW BLUE BIRD GLN WELLBORN, FL 32094		
Site	294 NW BLUE BIRD GLN, WELLBORN		
Description*	BEG NE COR OF SEC, W 3373.63 FT, S 419.92 FT, W 629.74 FT, TO W LINE OF NE1/4 OF NW1/4, S 571.86 FT TO E R/W OF CR 135 SE ALONG R/W 894.25 FT, SE STILL ALONG R/W 620.91 FT, SE 76.23 TO N BANK OF CREEK, FOLLOW ALONG BANK NE 95.94 FT, SE 66.82 FT, NE 39.35 F ...more>>>		
Area	209.97 AC	S/T/R	13-3S-15
Use Code**	IMPROVED AG (5000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$4,500	Mkt Land	\$4,500
Ag Land	\$57,799	Ag Land	\$57,799
Building	\$482,552	Building	\$521,269
XFOB	\$57,595	XFOB	\$57,595
Just	\$1,485,012	Just	\$1,523,729
Class	\$602,446	Class	\$641,163
Appraised	\$602,446	Appraised	\$641,163
SOH/10% Cap	\$155,901	SOH/10% Cap	\$183,152
Assessed	\$446,545	Assessed	\$458,011
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$396,545 city:\$0 other:\$0 school:\$421,545	Total Taxable	county:\$408,011 city:\$0 other:\$0 school:\$433,011

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
9/9/2020	\$100	1419 / 1361	WD	I	U	30
9/9/2020	\$100	1419 / 1355	WD	I	U	30
5/19/2014	\$100	1275 / 112	WD	I	U	11
5/1/2014	\$100	1273 / 2795	WD	I	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	3860	6298	\$521,269

*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
0030	BARN,MT	0	\$5,555.00	1500.00	30 x 50
0030	BARN,MT	0	\$1,000.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$400.00	1.00	0 x 0
0180	FPLC 1STRY	2003	\$2,000.00	1.00	0 x 0
0030	BARN,MT	2008	\$22,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2016	\$16,640.00	12800.00	0 x 0
0169	FENCE/WOOD	2016	\$3,000.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$4,500
5600	TIMBER 3 (AG)	184.170 AC	1.0000/1.0000 1.0000/ /	\$283 /AC	\$52,120
5700	TIMBER 4 (AG)	24.800 AC	1.0000/1.0000 1.0000/ /	\$229 /AC	\$5,679
9910	MKT.VAL.AG (MKT)	208.970 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$940,365

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