

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 11/18/2021

Parcel: << **12-6S-16-03816-410 (19664)** >>

Owner & Property Info

Result: 1 of 1

Owner	PERRY RENE 5754 AMBERLY DR BRADENTON, FL 34208		
Site	775 SW CHOCTAW Ave, FORT WHITE		
Description*	COMM SW COR OF SE1/4, RUN E 1310.23 FT, N 1375.41 FT FOR POB, CONT N 671.46 FT, E 650.50 FT, S 671.46 FT, W 650.50 FT TO POB. (AKA LOT 10 TUSTENUGEE TRACE S/D UNREC). 925-1981, CT 981-356, 985-1674 WD 1044-1649, WD 1349-1088, WD 1365-1932,		
Area	10.03 AC	S/T/R	12-6S-16E
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	\$48,385	Mkt Land	\$48,385
Ag Land	\$0	Ag Land	\$0
Building	\$68,395	Building	\$68,395
XFOB	\$10,200	XFOB	\$10,200
Just	\$126,980	Just	\$126,980
Class	\$0	Class	\$0
Appraised	\$126,980	Appraised	\$126,980
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$126,980	Assessed	\$126,980
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126,980 city:\$0 other:\$0 school:\$126,980	Total Taxable	county:\$126,980 city:\$0 other:\$0 school:\$126,980



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/24/2018	\$42,500	1365/1932	WD	V	Q	01
11/8/2017	\$35,000	1349/1088	WD	V	U	30
4/26/2005	\$75,000	1044/1649	WD	V	Q	
6/1/2003	\$32,000	0985/1674	WD	V	Q	
4/9/2003	\$100	0981/0356	CT	V	U	01
4/2/2001	\$28,000	0925/1981	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 3 (0203)	2020	1140	1140	\$68,395

*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
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0190	FPLC PF	2020	\$1,200.00	1.00	0 x 0
0261	PRCH, UOP	2020	\$200.00	1.00	0 x 0
0296	SHED METAL	2020	\$800.00	1.00	8 x 10
0252	LEAN-TO W/O FLOOR	2020	\$900.00	1.00	13 x 30
0070	CARPORT UF	2020	\$900.00	1.00	9 x 32
0070	CARPORT UF	2020	\$2,400.00	1.00	20 x 39
0296	SHED METAL	2020	\$3,800.00	1.00	12 x 30

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.030 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$45,135
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

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