

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 31-6S-16-04006-034 (20810) >>

2025 Working Values

updated: 10/17/2024

Owner & Property Info

Result: 1 of 1

Owner

PIPPIN ROGER D
PIPPIN PAMELA G
262 SW GEORGIA GLN
FT WHITE, FL 32038-4736

Site

262 SW GEORGIA GLN, FORT WHITE

Description*

LOT 34 THREE RIVERS ESTATES UNIT 24, 458-511, 875-2556, WD 1387-1665.

Area

0.905 AC

S/T/R

31-6S-16

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

2024 Certified Values

2025 Working Values

Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$132,920	Building	\$132,920
XFOB	\$0	XFOB	\$0
Just	\$150,920	Just	\$150,920
Class	\$0	Class	\$0
Appraised	\$150,920	Appraised	\$150,920
SOH/10% Cap	\$73,435	SOH/10% Cap	\$71,110
Assessed	\$77,485	Assessed	\$79,810
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$27,485 city:\$0 other:\$0 school:\$52,485	Total Taxable	county:\$29,810 city:\$0 other:\$0 school:\$54,810

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
6/24/2019	\$138,900	1387 / 1665	WD	I	Q	01
3/1/1999	\$4,500	875 / 2556	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	1400	1424	\$132,920

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.905 AC)	1.0000/1.0000 1.0000/ /	\$18,000 /LT	\$18,000

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Aerial Viewer

Pictometry

Google Maps

2023

2022

2019

2016

2013

Sales

https://columbia.floridapa.com/gis/

1/1