

updated: 8/19/2021

2021 Working Values

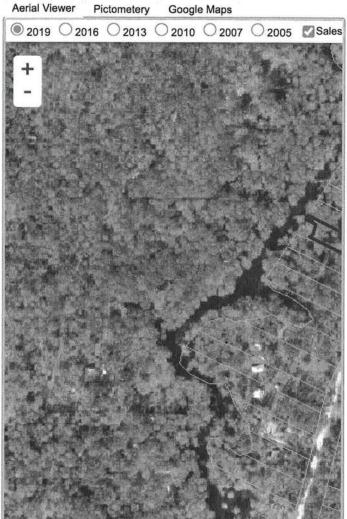
## **Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 00-00-00-00543-001 (2609) >>>

Owner & Property Info Result: 1 of 1 KOON CYNTHIA D HEWETT Owner 865 NE CR 400 MAYO, FL 32066 Site 676 SW RIVERSIDE AVE, FORT WHITE LOT 27 UNIT 1 THREE RIVERS ESTATES. 690-619, Description\* 808-0194, 0.742 AC S/T/R 23-6S-15 Area Use Code\*\* SINGLE FAMILY (0100) Tax District 3

## **Property & Assessment Values** 2020 Certified Values 2021 Working Values Mkt Land \$92,400 Mkt Land \$92,400 Ag Land \$0 Ag Land \$0 Building \$60,779 Building \$66,477 **XFOB** \$8,210 XFOB \$8,210 Just \$161,389 Just \$167,087 Class \$0 Class \$0 Appraised \$161,389 Appraised \$167,087 SOH Cap [?] \$0 SOH Cap [?] \$0 Assessed \$161,389 Assessed \$167,087 Exempt \$0 Exempt \$0 county:\$161,389 county:\$167,087 city:\$161,389 Total Total city:\$0 Taxable other:\$161,389 Taxable other:\$0 school:\$161,389 school:\$167,087



| ▼ Sales History |            |           |      |     |                       |       |
|-----------------|------------|-----------|------|-----|-----------------------|-------|
| Sale Date       | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
| 4/18/1995       | \$0        | 0808/0194 | WD   | 1   | U                     | 03    |
| 6/21/1989       | \$13,000   | 0690/0619 | WD   |     | U                     |       |

| Building Charact | teristics         |          |         |           |            |
|------------------|-------------------|----------|---------|-----------|------------|
| Bldg Sketch      | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
| Sketch           | SINGLE FAM (0100) | 1980     | 1160    | 1520      | \$66,477   |

ins 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.

| Code | Desc            | Year Blt | Value      | Units   | Dims  |
|------|-----------------|----------|------------|---------|-------|
| 0294 | SHED WOOD/VINYL | 1999     | \$90.00    | 36.00   | 6 x 6 |
| 0084 | DOCK-RIVER      | 1980     | \$8,120.00 | 1400.00 | 0 x 0 |

| ▼ Land Breakdown |                 |                      |                         |             |            |  |  |
|------------------|-----------------|----------------------|-------------------------|-------------|------------|--|--|
| Code             | Desc            | Units                | Adjustments             | Eff Rate    | Land Value |  |  |
| 0132             | SFR RIVER (MKT) | 77.000 FF (0.742 AC) | 1.0000/1.0000 1.0000/ / | \$1,200 /FF | \$92,400   |  |  |

<sup>\*\*</sup>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.