

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 20-6S-16-03898-004 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	VARNON DAVID LAWRENCE & EMILY E VARNON 2776 SW CENTERVILLE AVE FORT WHITE, FL 32038		
Site	2776 CENTERVILLE AVE, FORT WHITE		
Description*	COMM SE COR OF SEC, RUN N 1463.50 FT FOR POB, RUN W 1331.78 FT, N 417.94 FT, E 273 FT, N 40 FT, E 1060.92 FT, S 457.98 FT TO POB. ORB 638-188, 825-2510, LE 889-555, DC 958-377, WD 1020-1220, WD 1043-60, WD 1170-1766, DC 1296-347, WD 1296-348, WD 1410-1224, ...more>>>		
Area	13.75 AC	S/T/R	20-6S-16
Use Code**	IMPROVED A (005000)	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

2019 Certified Values		2020 Working Values	
Mkt Land (3)	\$13,430	Mkt Land (3)	\$13,638
Ag Land (1)	\$2,820	Ag Land (1)	\$2,843
Building (1)	\$115,350	Building (1)	\$140,755
XFOB (7)	\$11,312	XFOB (8)	\$22,920
Just	\$182,032	Just	\$219,253
Class	\$142,912	Class	\$180,156
Appraised	\$142,912	Appraised	\$180,156
SOH Cap [?]	\$36,398	SOH Cap [?]	\$59,774
Assessed	\$106,514	Assessed	\$120,382
Exempt	HX H3 OTHER \$50,500	Exempt	HX H3 OTHER \$50,500
Total Taxable	county:\$54,964 city:\$54,964 other:\$54,964 school:\$81,014	Total Taxable	county:\$69,052 city:\$69,052 other:\$69,052 school:\$94,882



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/24/2020	\$295,000	1410/1224	WD	I	Q	01
6/10/2015	\$100	1296/0348	WD	I	U	11
3/28/2009	\$96,000	1170/1766	WD	I	Q	03
4/6/2005	\$95,400	1043/0060	WD	I	Q	
7/6/2004	\$55,000	1020/1220	WD	I	Q	
7/31/1996	\$0	825/2510	WD	I	U	02 (Multi-Parcel Sale) - show
11/27/1987	\$15,400	638/0188	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	3	SFR MANUF (000200)	2010	2920	3744	\$115,350

*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	Condition (% Good)
0040	BARN,POLE	2011	\$1,360.00	680.000	20 x 34 x 0	(000.00)
0296	SHED METAL	2011	\$2,160.00	240.000	12 x 20 x 0	(000.00)
0190	FPLC PF	2011	\$1,200.00	1.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2015	\$1,200.00	1.000	0 x 0 x 0	(000.00)
0263	PRCH,USP	2015	\$1,600.00	1.000	0 x 0 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000200	MBL HM (MKT)	2.000 AC	1.00/1.00 1.00/1.00	\$3,465	\$6,930
006200	PASTURE 3 (AG)	11.750 AC	1.00/1.00 1.00/1.00	\$240	\$2,820
009910	MKT.VAL.AG (MKT)	11.750 AC	1.00/1.00 1.00/1.00	\$0	\$41,940
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250

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