Columbia County Property Appraiser

Jeff Hampton

Parcel: << 17-1S-17-04532-000 (23494) >>>

Owner & Property Info Result: 1 of 1 COMPASS ONE HOLDINGS LLC Owner 2880 TRUMPET VINE PL WILDWOOD, FL 32163 Site SE1/4 OF NE1/4 W OF REGISTER RD, EX BEG SE COR OF SE1/4 OF NE1/4, RUN W 250.42 FT, NE 243.64 FT TO C/L OF RD, SE ALONG C/L 203.12 FT, S 73.71 FT TO POB, EX 0.7 AC DESC IN ORB 568-331. WD 1514-609, Description* 20.41 AC 17-1S-17 Area S/T/R Use Code** TIMBERLAND 80-89 (5500) Tax District 3

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DDR) 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	\$0	Mkt Land	\$0			
Ag Land	\$9,164	Ag Land	\$9,164			
Building	\$0	Building	\$0			
XFOB	\$37,956	XFOB	\$37,956			
Just	\$119,596	Just	\$119,596			
Class	\$47,120	Class	\$47,120			
Appraised	\$47,120	Appraised	\$47,120			
SOH Cap [?]	\$329	SOH Cap [?]	\$0			
Assessed	\$47,120	Assessed	\$47,120			
Exempt	\$0	Exempt	\$0			
Total Taxable	county:\$46,791 city:\$0 other:\$0 school:\$47,120		county:\$47,120 city:\$0 other:\$0 school:\$47,120			



Sales History							
l	Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
ı	5/8/2024	\$300,000	1514 / 609	WD		Q	01

▼ Building Characteristics							
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value		
NONE							

▼ Extra Features & Out Buildings							
Code	Desc	Year Blt	Value	Units	Dims		
0040	BARN,POLE	0	\$400.00	1.00	18 x 14		
0214	GRN HOUSE	0	\$600.00	1.00	14 x 24		
0030	BARN,MT	2004	\$20,160.00	1680.00	28 x 60		
9946	Well		\$4,000.00	1.00	0 x 0		
0041	BARN,MACH 3-SIDED	2004	\$1,920.00	384.00	22 x 24		
9947	Septic		\$3,000.00	1.00	0 x 0		
0294	SHED WOOD/VINYL	2004	\$450.00	120.00	10 x 12		
0263	PRCH,USP	2004	\$3,696.00	336.00	14 x 24		
0040	BARN,POLE	2004	\$1,080.00	432.00	24 x 18		
0040	BARN,POLE	2010	\$490.00	196.00	14 x 14		
0294	SHED WOOD/VINYL	2010	\$2,160.00	216.00	12 x 18		

▼ Land Breakdown								
Code	Desc	Units	Adjustments	Eff Rate	Land Value			
5500	TIMBER 2 (AG)	20.410 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$9,164			
9910	MKT.VAL.AG (MKT)	20.410 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$81,640			

Search Result: 1 of 1

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2024 Working Values

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