

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/24/2024

Parcel: << 00-00-00-00790-000 (3106) >>

Owner & Property Info

Result: 1 of 1

Owner	NELSON MARK P NELSON SUSAN H 112 GENTIAN RDST AUGUSTINE FL 320 ST AUGUSTINE, FL 32086		
Site	965 SW WASHINGTON AVE, FORT WHITE		
Description*	LOT 61 UNIT 10 THREE RIVERS ESTATES. WD 1063-1461, WD 1066-1489, WD 1283-1265, WD 1343-674,		
Area	0.93 AC	S/T/R	26-6S-15
Use Code**	MISC IMPROVED (0700)	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	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$8,200	XFOB	\$8,200
Just	\$28,200	Just	\$28,200
Class	\$0	Class	\$0
Appraised	\$28,200	Appraised	\$28,200
SOH/10% Cap	\$6,781	SOH/10% Cap	\$4,639
Assessed	\$28,200	Assessed	\$28,200
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,419 city:\$0 other:\$0 school:\$28,200	Total Taxable	county:\$23,561 city:\$0 other:\$0 school:\$28,200

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
8/24/2017	\$13,500	1343 / 674	WD	V	Q	01
10/23/2014	\$18,000	1283 / 1265	WD	V	U	37
11/28/2005	\$22,200	1066 / 1489	WD	V	Q	
10/12/2005	\$5,000	1063 / 1461	WD	V	U	08

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
0296	SHED METAL	2018	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	1.000 LT (0.930 AC)	1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

