

**Columbia County Property Appraiser**

Jeff Hampton

**2021 Working Values**

updated: 9/30/2021

Parcel: &lt;&lt; 18-7S-16-04236-184 (22527) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 10 of 34

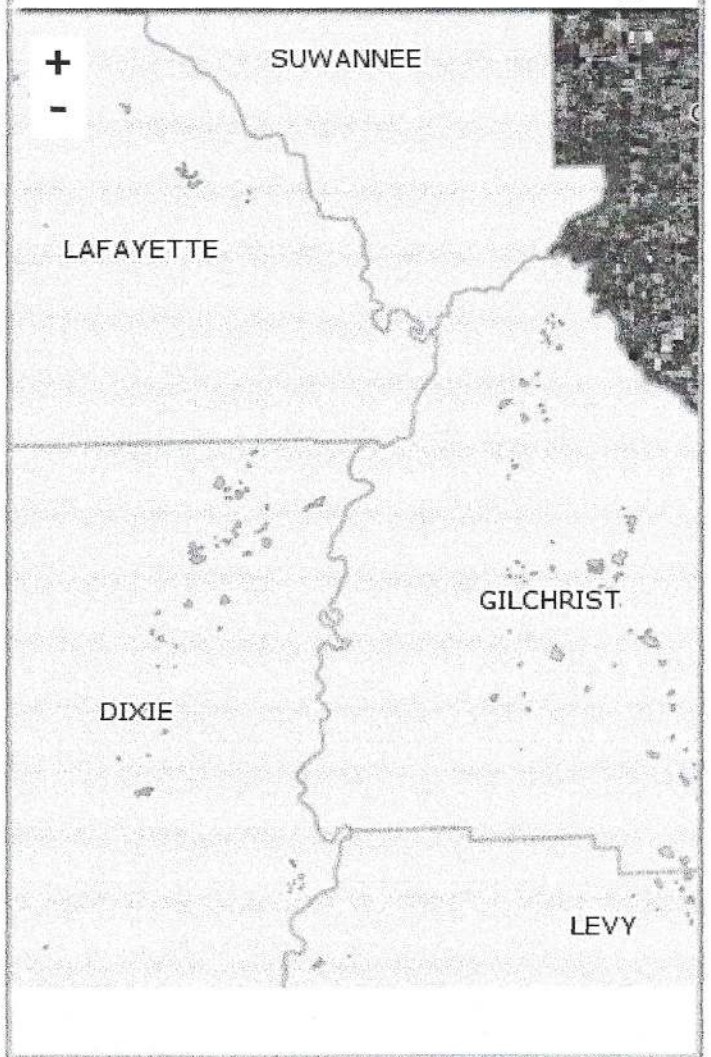
Owner	PETERSON GARY PETERSON MELISSA 538 SW BLUFF DR FORT WHITE, FL 32038		
Site	165 SW LONGHORN Ter, FORT WHITE		
Description*	LOT 109 CEDAR SPRING SHORES RE-PLAT. 646-739, 646-740, WD 1338-2107, WD 1351-259, DC 1432-553,		
Area	3.74 AC	S/T/R	18-7S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*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**

2020 Certified Values		2021 Working Values	
Mkt Land	\$22,750	Mkt Land	\$22,750
Ag Land	\$0	Ag Land	\$0
Building	\$6,589	Building	\$7,208
XFOB	\$448	XFOB	\$448
Just	\$29,787	Just	\$30,406
Class	\$0	Class	\$0
Appraised	\$29,787	Appraised	\$30,406
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,787	Assessed	\$30,406
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,787 city:\$29,787 other:\$29,787 school:\$29,787	Total Taxable	county:\$30,406 city:\$0 other:\$0 school:\$30,406

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/24/2021	\$84,000	1440/0976	WD	I	Q	01
1/4/2018	\$100	1351/0259	WD	I	U	11
6/7/2017	\$50,000	1338/2107	WD	I	Q	01
3/10/1988	\$15,500	0646/0740	WD	V	Q	
3/4/1988	\$1,700	0646/0739	WD	V	U	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	320	640	\$7,208

\*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
0070	CARPORT UF	2008	\$448.00	224.00	14 x 16

Prepared by and return to:

Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 21-375

Parcel Identification No R04236-183 and R04236-184

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **24th day of May, 2021** between **Phillip G. Williams and Joy D. Williams, a married couple**, whose post office address is **145 NE 9th Ave Ave, Lake Butler, FL 32054**, of the County of Union, State of Florida, Grantors, to **Gary Peterson and Melissa Peterson, a married couple, as tenants by the entirety**, whose post office address is **538 SW Bluff Drive, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

**Parcel 1**

Lot 108, Cedar Springs Shores-Units 1,2,3,4 and 5, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20, of the Public Records of Columbia County, Florida.

and

**Parcel 2**

Lot 109, Cedar Springs Shores-Units 1,2,3,4 and 5, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20, of the Public Records of Columbia County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.