

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 10/3/2024

Parcel: << 00-00-00-00904-000 (3358) >>

Owner & Property Info

Result: 1 of 1

Owner	LECLERE KAREN 640 SW CALIFORNIA TER FORT WHITE, FL 32038		
Site	640 SW CALIFORNIA TER, FORT WHITE		
Description*	LOTS 21, 22 & 23 UNIT 14 THREE RIVERS ESTATES. 396-162, 643-283, 910-687, FJ 1198-2648,		
Area	2.747 AC	S/T/R	36-6S-15
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

2024 Certified Values		2025 Working Values	
Mkt Land	\$45,900	Mkt Land	\$45,900
Ag Land	\$0	Ag Land	\$0
Building	\$64,954	Building	\$64,954
XFOB	\$2,280	XFOB	\$2,280
Just	\$113,134	Just	\$113,134
Class	\$0	Class	\$0
Appraised	\$113,134	Appraised	\$113,134
SOH/10% Cap	\$50,299	SOH/10% Cap	\$48,414
Assessed	\$62,835	Assessed	\$64,720
Exempt	HX HB \$37,835	Exempt	HX HB \$39,720
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$37,835	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$39,720

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
7/19/2010	\$0	1198 / 2648	FJ	I	U	18
8/30/2000	\$17,900	910 / 687	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	1200	1200	\$64,954

*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

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	1993	\$1,280.00	256.00	16 x 16
0294	SHED WOOD/VINYL	2001	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.000 LT (2.747 AC)	1.0000/1.0000 1.0000/.8500000 /	\$15,300 /LT	\$45,900

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

