

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 7/27/2023

Parcel: << 00-00-00-00573-002 (2661) >>

Owner & Property Info

Result: 1 of 1

Owner	MODRUSAN ALEN CAUDILL LEE E 6081 SCENIC MEADOW LANE JACKSONVILLE, FL 32244		
Site	634 SW MANATEE TER, FORT WHITE		
Description*	LOT 11 UNIT 2 THREE RIVERS ESTATES, 475-769, 749-1160, 825-1822, 942-1679, CT 1180-1792, WD 1196-1789,		
Area	0.68 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

2022 Certified Values		2023 Working Values	
Mkt Land	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$195,980	Building	\$226,666
XFOB	\$3,779	XFOB	\$3,779
Just	\$249,759	Just	\$280,445
Class	\$0	Class	\$0
Appraised	\$249,759	Appraised	\$280,445
SOH Cap [?]	\$21,325	SOH Cap [?]	\$29,168
Assessed	\$249,759	Assessed	\$280,445
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$228,434 city:\$0 other:\$0 school:\$249,759	Total Taxable	county:\$251,277 city:\$0 other:\$0 school:\$280,445

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Salos



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/18/2010	\$175,000	1196/1789	WD	I	U	12
8/26/2009	\$0	1180/1792	CT	I	U	18
12/21/2001	\$9,000	0942/1679	WD	I	U	03
7/26/1996	\$146,000	0825/1822	WD	I	Q	
8/16/1991	\$109,000	0749/1160	WD	I	Q	
1/1/1901	\$0	0000/0000	N/A	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1982	3440	4512	\$226,666

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0120	CLFENCE 4	0	\$100.00	1.00	0 x 0
0084	DOCK-RIVER	1982	\$1,879.00	648.00	0 x 0
0070	CARPORT UF	1993	\$600.00	400.00	10 x 40

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0132	SFR RIVER (MKT)	100.000 FF (0.680 AC)	1.0000/1.0000 1.0000/ /	\$500 /FF	\$50,000