

(45)

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 8/19/2021

Parcel: << 00-00-00-00543-001 (2609) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	KOON CYNTHIA D HEWETT 865 NE CR 400 MAYO, FL 32066		
Site	676 SW RIVERSIDE AVE, FORT WHITE		
Description*	LOT 27 UNIT 1 THREE RIVERS ESTATES. 690-619, 808-0194,		
Area	0.742 AC	S/T/R	23-6S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$92,400	Mkt Land	\$92,400
Ag Land	\$0	Ag Land	\$0
Building	\$60,779	Building	\$66,477
XFOB	\$8,210	XFOB	\$8,210
Just	\$161,389	Just	\$167,087
Class	\$0	Class	\$0
Appraised	\$161,389	Appraised	\$167,087
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$161,389	Assessed	\$167,087
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$161,389 city:\$161,389 other:\$161,389 school:\$161,389	Total Taxable	county:\$167,087 city:\$0 other:\$0 school:\$167,087

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/18/1995	\$0	0808/0194	WD	I	U	03
6/21/1989	\$13,000	0690/0619	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	1160	1520	\$66,477

*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
0294	SHED WOOD/VINYL	1999	\$90.00	36.00	6 x 6
0084	DOCK-RIVER	1980	\$8,120.00	1400.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0132	SFR RIVER (MKT)	77.000 FF (0.742 AC)	1.0000/1.0000 1.0000/ /	\$1,200 /FF	\$92,400

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