

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 12/12/2024

Parcel: &lt;&lt; 00-00-00-00691-000 (2947) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner &amp; Property Info

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Owner	MCKINNEY FAMILY TRUST 452 SW BUMBLE ST FORT WHITE, FL 32038		
Site	452 SW BUMBLE ST, FORT WHITE		
Description*	LOTS 23 & 24 UNIT 8 THREE RIVERS ESTATES, 474-199, 656-693, 698-622,626, QC 1166-1727, WD 1412-1812, WD 1413-18, WD 1430-1495,		
Area	1.6 AC	S/T/R	25-6S-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 &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$32,400	Mkt Land	\$32,400
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$12,550	XFOB	\$12,550
Just	\$44,950	Just	\$44,950
Class	\$0	Class	\$0
Appraised	\$44,950	Appraised	\$44,950
SOH/10% Cap	\$1,632	SOH/10% Cap	\$0
Assessed	\$44,950	Assessed	\$44,950
Exempt	\$0	Exempt	\$0
Total	county:\$43,318 city:\$0	Total	county:\$44,950 city:\$0
Taxable	other:\$0 school:\$44,950	Taxable	other:\$0 school:\$44,950

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
2/12/2021	\$77,500	1430 / 1495	WD	I	U	35
5/29/2020	\$50,500	1413 / 018	WD	V	U	30
5/29/2020	\$50,500	1412 / 1812	WD	V	U	35
2/4/2009	\$100	1166 / 1727	QC	V	U	11
11/20/2002	\$5,000	968 / 622	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0070	CARPORT UF	2015	\$1,600.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	2015	\$900.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2015	\$100.00	1.00	0 x 0
0263	PRCH,USP	2015	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2020	\$1,200.00	1.00	0 x 0
0080	DECKING	2020	\$200.00	1.00	0 x 0
0269	RVP HOOKUP	2020	\$1,150.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	2.000 LT (1.600 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$16,200 /LT	\$32,400

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