Columbia County Property Appraiser

Jeff Hampton

Use Code**

Parcel: << 00-00-00-00691-000 (2947) >>

MISC IMPROVED (0700)

11/20/2002

 Owner & Property Info

 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

 1156-1727, WD 1412-1812, WD 1413-18, WD 1430-1495.
 Area

 1.5 AC
 S/T/R
 25-6S-15

Tax District 3

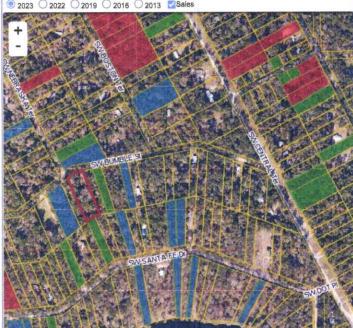
*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values 2024 Certified Values 2025 Working Values \$32,400 Mkt Land \$32,400 Mkt Land \$0 Ag Land \$0 Ag Land Building \$0 Building \$0 \$12,550 XFOB \$12,550 XFOB Just \$44,950 Just \$44,950 Class \$0 Class \$0 \$44,950 \$44,950 Appraised Appraised SOH/10% Cap \$1,632 SOH/10% Cap \$0 \$44.950 Assessed Assessed \$44.950 Exempt \$0 Exempt \$0 Total county:\$43,318 city:\$0 Total county:\$44,950 city:\$0 other:\$0 school:\$44,950 Taxable other:\$0 school:\$44,950 Taxable

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.

\$5,000

968 / 622



Q

es History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/12/2021	\$77,500	1430 / 1495	WD	1	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

Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
-		NONE			

WD

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
0800	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/.9000000 /	\$16,200 /LT	\$32,400	

Search Result: 1 of 1

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