

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 6/29/2023

Parcel: << 00-00-00-01351-001 (3971) >>

Owner & Property Info

Result: 1 of 1

Owner	HOUSER DAVID W RICHARD KRISTINE S 2620 EAST RIVER ROAD MORAIN, OH 45439		
Site	440 SW ALBANY TER, FORT WHITE		
Description*	LOTS 86-A, 90, & 91 UNIT 21 THREE RIVERS ESTATES, 727-387, 891-2276, PB 1010-516, WD 1022-368 THRU 371, QC 1300-1167, WD 1322-2511, WD 1461-224,		
Area	3.939 AC	S/T/R	25-6S-15
Use Code**	MOBILE HOME (0200)	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	\$45,000	Mkt Land	\$45,000
Ag Land	\$0	Ag Land	\$0
Building	\$60,679	Building	\$79,191
XFOB	\$17,200	XFOB	\$21,400
Just	\$122,879	Just	\$145,591
Class	\$0	Class	\$0
Appraised	\$122,879	Appraised	\$145,591
SOH Cap [?]	\$71,708	SOH Cap [?]	\$0
Assessed	\$51,171	Assessed	\$145,591
Exempt	HX HB	Exempt	\$0
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$26,171	Total Taxable	county:\$145,591 city:\$0 other:\$0 school:\$145,591

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/3/2022	\$160,000	1461/0224	WD	I	Q	01
9/26/2016	\$50,000	1322/2511	WD	I	Q	01
8/26/2015	\$100	1300/1167	QC	I	U	11
6/30/2004	\$100	1022/0371	WD	I	U	01
6/30/2004	\$100	1022/0370	WD	I	U	01
6/30/2004	\$100	1022/0369	WD	I	U	01
6/30/2004	\$70,000	1022/0368	WD	I	Q	
7/27/1990	\$11,300	0727/0387	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1991	1540	1828	\$79,191

*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
0296	SHED METAL	2006	\$200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0104	GENERATOR PERM	2017	\$4,200.00	1.00	x
0030	BARN,MT	2017	\$10,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.229 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000
0102	SFR/MH (MKT)	1.000 LT (1.285 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000
0000	VAC RES (MKT)	1.000 LT (2.425 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000

