## **Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 34-5S-16-03752-121 (18804) >>

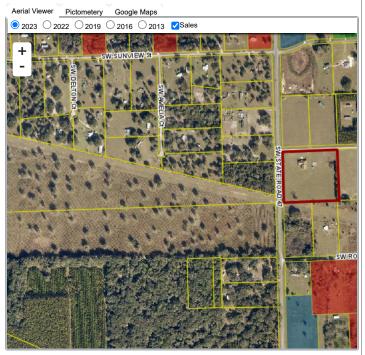
2025 Working Values updated: 11/14/2024

Owner & Pr	operty Info		Result: 85 of 138			
Owner	CELEBRATION COMMUNITY CHURCH OF SO 174 SW MORNING STAR GLN FORT WHITE, FL 32038	UTHERN COI	LUMBIA COUNTY			
Site	174 SW MORNING STAR GLN, FORT WHITE					
Description*	LOTS 21 & 22 SHANNA MEADOWS S/D. 942-854, 1013-2301					
Area	10 AC	S/T/R	34-5S-16			
Use Code**	CHURCHES-EX (7100)	Tax District	3			
*The Description	above is not to be used as the Legal Description for this parcel i	n any legal transa	ction.			

\*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		
Mkt Land	\$90,000	Mkt Land	\$90,000	
Ag Land	\$0	Ag Land	\$0	
Building	\$423,615	Building	\$423,615	
XFOB	\$5,424	XFOB	\$5,424	
Just	\$519,039	Just	\$519,039	
Class	\$0	Class	\$0	
Appraised	\$519,039	Appraised	\$519,039	
SOH/10% Cap	\$42,514	SOH/10% Cap	\$0	
Assessed	\$519,039	Assessed	\$519,039	
Exempt	02 \$476,525	Exempt	02 \$519,039	
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0		county:\$0 city:\$0 other:\$0 school:\$0	

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		
3/31/2004	\$100	1013 / 2301	QC	I	Q	03		
12/19/2001	\$50,000	942 / 854	WD	V	Q			

	▼ Building Characteristics								
	Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value			
Sketch         CHURCH (9100)         2003         8016         8126         \$423,6°									
	*Bidg 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						
Code	Desc	Year Blt	Value	Units	Dims	
0166	CONC,PAVMT	2003	\$2,220.00	1110.00	0 x 0	
0296	SHED METAL	2006	\$2,304.00	192.00	12 x 16	
0260	PAVEMENT-ASPHALT	2014	\$300.00	1.00	0 x 0	
0130	CLFENCE 5	2014	\$600.00	1.00	0 x 0	

▼ Land Breakdown								
Code	Desc	Units	Adjustments	Eff Rate	Land Value			
7100	CHURCH (MKT)	2.000 LT (10.000 AC)	1.0000/1.0000 1.0000/.9000000 /	\$45,000 /LT	\$90,000			

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