

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/3/2024

Report Hurricane Damage

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 00-00-00-00936-000 (3403) >>

Owner & Property Info

Result: 1 of 1

Owner	THOMASSON CHRISTINE M 854 SW CENTRAL TER FORT WHITE, FL 32038		
Site	854 SW CENTRAL TER, FORT WHITE		
Description*	LOTS 3, 4, 5 & 6 UNIT 17 THREE RIVERS ESTATES. PB 926-2325, 938-2311, 960-58, 1008-1673, 953-2232, WD 1297-570,		
Area	3.673 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

2024 Certified Values		2025 Working Values	
Mkt Land	\$61,200	Mkt Land	\$61,200
Ag Land	\$0	Ag Land	\$0
Building	\$79,595	Building	\$79,595
XFOB	\$31,510	XFOB	\$31,510
Just	\$172,305	Just	\$172,305
Class	\$0	Class	\$0
Appraised	\$172,305	Appraised	\$172,305
SOH/10% Cap	\$77,115	SOH/10% Cap	\$74,259
Assessed	\$95,190	Assessed	\$98,046
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$45,190 city:\$0 other:\$0 school:\$70,190	Total Taxable	county:\$48,046 city:\$0 other:\$0 school:\$73,046

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

zoom parcel click hover



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/25/2015	\$110,000	1297 / 570	WD	I	Q	01
2/27/2004	\$40,000	1008 / 1673	WD	V	Q	
6/2/2002	\$100	960 / 058	WD	V	Q	03
6/2/2002	\$19,600	957 / 1071	WD	V	Q	
10/17/2001	\$4,500	938 / 2311	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2005	1248	1248	\$79,595

*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

Code	Desc	Year Blt	Value	Units	Dims
0070	CARPORT UF	2005	\$900.00	450.00	18 x 25
0294	SHED WOOD/VINYL	2005	\$1,200.00	240.00	12 x 20
9945	Well/Sept		\$14,000.00	2.00	0 x 0
0294	SHED WOOD/VINYL	2015	\$5,000.00	1.00	12 x 20
0210	GARAGE U	2015	\$5,760.00	360.00	20 x 18
0080	DECKING	2006	\$500.00	1.00	0 x 0
0261	PRCH, UOP	2015	\$500.00	1.00	8 x 8
0269	RVP HOOKUP	2015	\$3,450.00	3.00	0 x 0
0169	FENCE/WOOD	2015	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.000 LT (3.673 AC)	1.0000/1.0000 1.0000/.8500000 /	\$15,300 /LT	\$61,200

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