

## Columbia County Property Appraiser

Jeff Hampton

2023 Working Values  
updated: 11/10/2022

Parcel: &lt;&lt; 17-6S-16-03847-006 (20008) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | WADDINGTON KIRK WALTER GEORGE<br>WADDINGTON DONNA<br>632 SW LOWE CT<br>FT WHITE, FL 32038                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |          |
| Site         | 632 SW LOWE CT, FORT WHITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |          |
| Description* | COMM NE COR OF SW1/4, RUN W 165.03 FT, S 2136.39 FT, W 582.71 FT, S 133 FT FOR POB, RUN E 163.76 FT, S 266 FT, W 163.76 FT, N 266 FT TO POB & E1/2 OF E1/2 OF SW1/4 OF SW1/4 MORE FULLY DESC AS: BEG SE COR OF SW1/4 OF SW1/4, RUN W 330.60 FT, N 1328.10 FT, E 330.86 FT, S 1327.74 FT TO POB. ALSO THE S 5 AC OF W1/2 OF W 70 AC OF E1/2 OF SW1/4. ORB 760-783, 784, 774-1674, 818-1629, 868-2484 & ORB 1016- 1315-1321 & 1016-2121 & COMM NE COR OF SW1/4, RUN W 165.03 FT, S 1069.01 FT FOR POB, CONT S 534.15 FT, W 581.71 FT, N 534.18 FT, E 580.71 FT TO POB ORB 765-719 & 1237-2464<br><<<less |              |          |
| Area         | 23.12 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | S/T/R        | 17-6S-16 |
| Use Code**   | IMPROVED AG (5000)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Tax District | 3        |

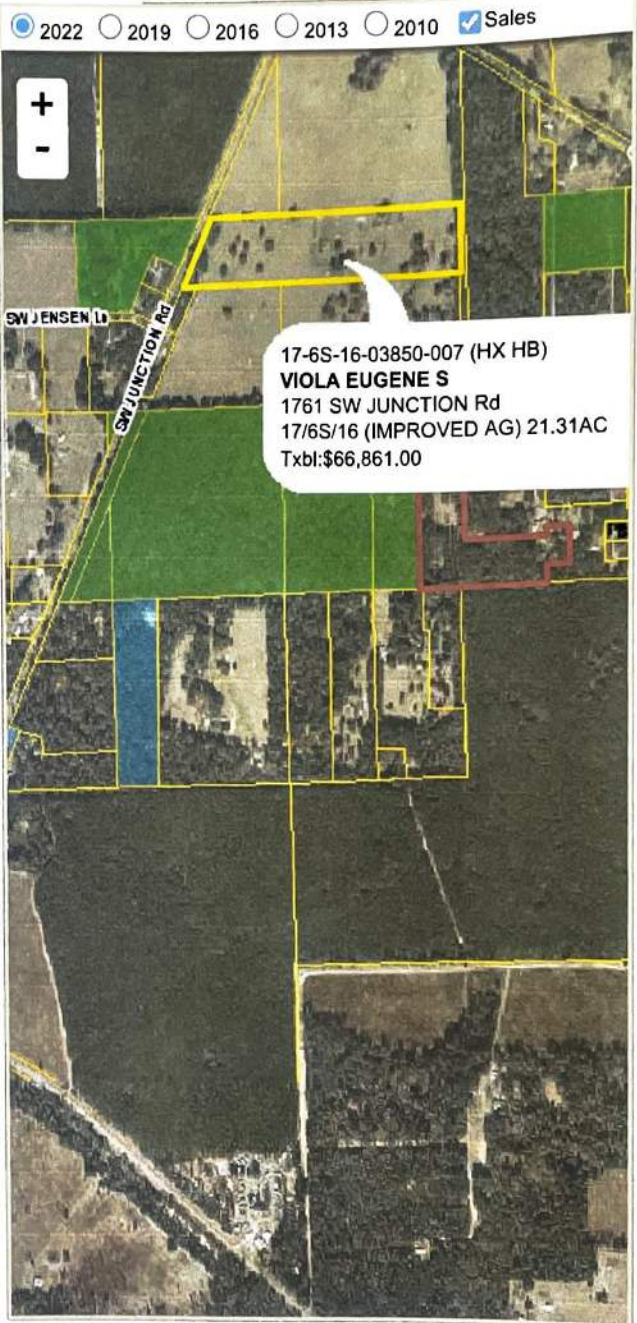
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2022 Certified Values |                 | 2023 Working Values |                  |
|-----------------------|-----------------|---------------------|------------------|
| Mkt Land              | \$4,500         | Mkt Land            | \$4,500          |
| Ag Land               | \$6,968         | Ag Land             | \$6,968          |
| Building              | \$149,226       | Building            | \$149,226        |
| XFOB                  | \$700           | XFOB                | \$700            |
| Just                  | \$253,966       | Just                | \$253,966        |
| Class                 | \$161,394       | Class               | \$161,394        |
| Appraised             | \$161,394       | Appraised           | \$161,394        |
| SOH Cap [?]           | \$39,012        | SOH Cap [?]         | \$35,550         |
| Assessed              | \$122,382       | Assessed            | \$125,844        |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB \$50,000   |
| Total                 | county:\$72,382 | Total               | county:\$75,844  |
| Taxable               | city:\$0        | Taxable             | city:\$0         |
|                       | other:\$0       |                     | other:\$0        |
|                       | school:\$97,382 |                     | school:\$100,844 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode                         |
|-----------|------------|-----------|------|-----|-----------------------|-------------------------------|
| 7/2/2012  | \$30,000   | 1237/2464 | WD   | V   | Q                     | 01                            |
| 5/14/1993 | \$0        | 0774/1674 | WD   | V   | U                     | 02 (Multi-Parcel Sale) - show |
| 9/17/1992 | \$0        | 0765/0719 | WD   | V   | U                     | 02 (Multi-Parcel Sale) - show |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2003     | 1936    | 2356      | \$149,226  |

\*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 | 1993     | \$200.00 | 80.00 | 8 x 10 |
| 0040 | BARN,POLE  | 2015     | \$500.00 | 1.00  | 0 x 0  |

▼ **Land Breakdown**

| Code | Desc             | Units     | Adjustments             | Eff Rate    | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)        | 1.000 AC  | 1.0000/1.0000 1.0000/ / | \$4,500 /AC | \$4,500    |
| 6200 | PASTURE 3 (AG)   | 17.120 AC | 1.0000/1.0000 1.0000/ / | \$275 /AC   | \$4,708    |
| 5500 | TIMBER 2 (AG)    | 5.000 AC  | 1.0000/1.0000 1.0000/ / | \$452 /AC   | \$2,260    |
| 9910 | MKT.VAL.AG (MKT) | 22.120 AC | 1.0000/1.0000 1.0000/ / | \$4,500 /AC | \$99,540   |

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