

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 12/4/2025

Parcel: << **22-7S-16-04282-001 (22635)** >>

**Owner & Property Info**

Result: 1 of 0

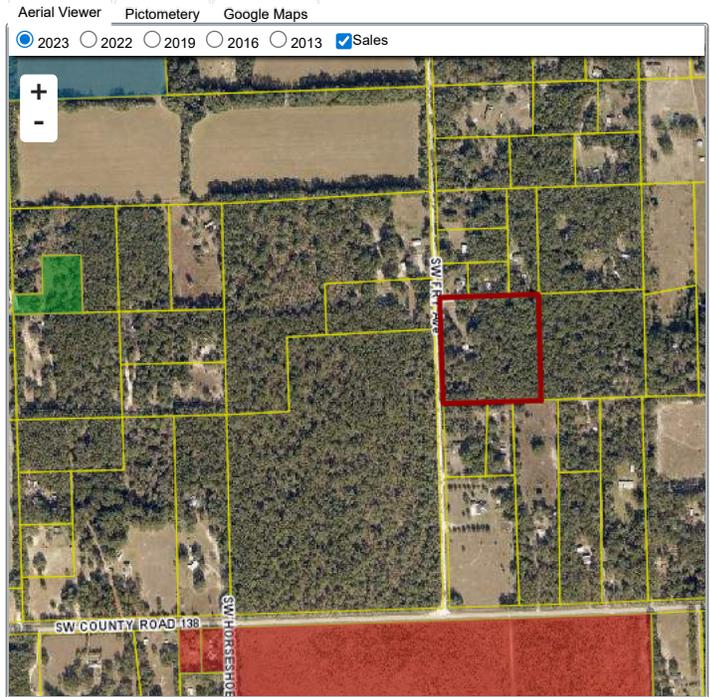
Owner	<b>SUMMERLIN CASSIDY</b> 3073 SW FRY AVE FT WHITE, FL 32038		
Site	2995 SW FRY AVE, FORT WHITE		
Description*	SW1/4 OF SE1/4 OF NE1/4 ORB 725-430, QD 1035-1628, QC 1048 -1201, QC 1052-202, CT 1300- 2635, WD 1341-586, WD 1355-168		
Area	10.09 AC	S/T/R	22-7S-16
Use Code**	SINGLE FAMILY (0100)	Tax 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**

2025 Certified Values		2026 Working Values	
Mkt Land	\$90,810	Mkt Land	\$95,855
Ag Land	\$0	Ag Land	\$0
Building	\$136,867	Building	\$145,993
XFOB	\$3,300	XFOB	\$3,300
Just	\$230,977	Just	\$245,148
Class	\$0	Class	\$0
Appraised	\$230,977	Appraised	\$245,148
SOH/10% Cap	\$91,751	SOH/10% Cap	\$97,360
Assessed	\$140,713	Assessed	\$148,958
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$89,226 city:\$0 other:\$0 school:\$115,713	Total Taxable	county:\$97,066 city:\$0 other:\$0 school:\$123,958

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
3/6/2018	\$106,800	1355 / 168	WD	I	U	12
5/25/2017	\$49,000	1341 / 586	WD	I	U	12
8/26/2015	\$100	1300 / 2635	CT	I	U	18
6/28/1990	\$0	725 / 430	WD	V	Q	02

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1990	1825	2305	\$145,993

\*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
0166	CONC,PAVMT	2018	\$300.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	9.090 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$86,355
0000	VAC RES (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$9,500

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