

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 4/23/2026

Retrieve Tax Record

Tax Estimator

2025 TRIM (pdf)

Property Card

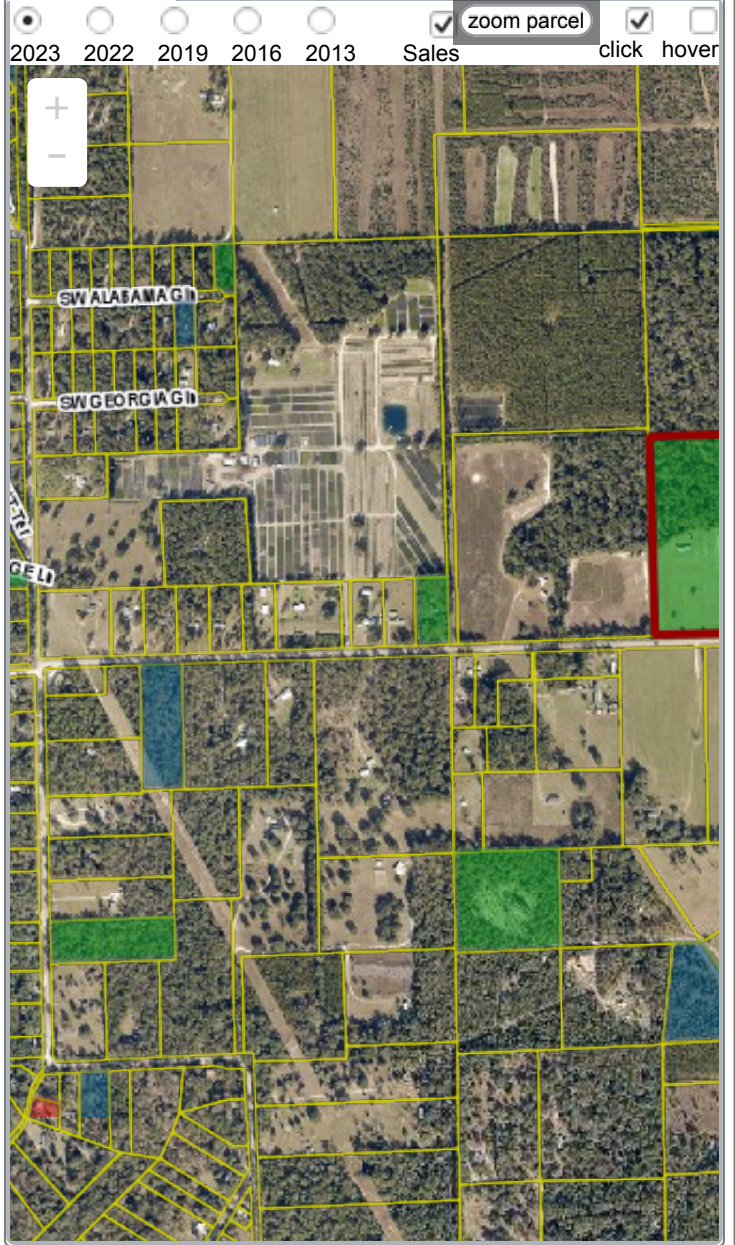
Parcel List Generator

Show on GIS Map

Print

Parcel: << **31-6S-16-04013-001 (20849)** >>

Aerial Viewer Pictometry Google Maps



## Owner & Property Info

Result: 1 of 1

Owner	<b>O'QUINN SABRA FLEMING J. SCOTT</b> 2155 SW WILSON SPRINGS ROAD FORT WHITE, FL 32038		
Site	2009 SW WILSON SPRINGS RD, FORT WHITE		
Description*	SE1/4 OF SE1/4. 488-290, WD 1017-2312, WD 1535-1760, WD 1540-177,		
Area	40 AC	S/T/R	31-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3
<p>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.</p> <p>**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.</p>			

## Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$36,000	Mkt Land	\$160,000
Ag Land	\$8,680	Ag Land	\$0
Building	\$238,889	Building	\$0
XFOB	\$17,540	XFOB	\$14,800
Just	\$416,429	Just	\$174,800
Class	\$301,109	Class	\$0
Appraised	\$301,109	Appraised	\$174,800
SOH/10% Cap	\$151,762	SOH/10% Cap	\$0
Assessed	\$149,347	Assessed	\$174,800
Exempt	DH DHB HX HB \$101,444	Exempt	\$0
Total Taxable	county:\$47,903 city:\$0 other:\$0 school:\$99,347	Total Taxable	county:\$174,800 city:\$0 other:\$0 school:\$174,800

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/19/2025	\$700,000	1540 / 177	WD	I	Q	01
3/14/2025	\$100	1535 / 1760	WD	I	U	11
5/20/2004	\$0	1017 / 2312	WD	V	Q	01
4/1/1982	\$40,000	488 / 290	WD	V	Q	

▼ **Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ **Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0040	BARN,POLE	2015	\$300.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0169	FENCE/WOOD	2015	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$36,000
9900	AC NON-AG (MKT)	31.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$124,000

Search Result: 1 of 1

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