

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/23/2023

Parcel: << **10-6S-16-03814-101 (43520)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info				Result: 2 of 3
Owner	STEPHAN FAMILY LIVING TRUST DATED OCTOBER 29, 2019 2706 SW 21ST PLACE CAPE CORAL, FL 33914			
Site	198 SW GRASSY LN, FORT WHITE			
Description*	COMM SW COR OF SEC, RUN E 46.86 FT FOR POB, CONT E 660.32 FT, N 656.81 FT, W 659.71 FT, S 657.06 FT TO POB. (AKA LOT 1 SOUTH-FORK S/D UNREC.) 872-556, 872-565, 988-1664, WD 1433-2272, WD 1449-861			
Area	10.01 AC	S/T/R	10-6S-16	
Use Code**	SINGLE FAMILY (0100)	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 & Zoning office for specific zoning information.</p>				



Property & Assessment Values			
2022 Certified Values		2023 Working Values	
Mkt Land	\$60,060	Mkt Land	\$60,060
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$257,484
XFOB	\$0	XFOB	\$2,460
Just	\$60,060	Just	\$320,004
Class	\$0	Class	\$0
Appraised	\$60,060	Appraised	\$320,004
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$60,060	Assessed	\$320,004
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$60,060 city:\$0 other:\$0 school:\$60,060	Total Taxable	county:\$320,004 city:\$0 other:\$0 school:\$320,004

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/12/2021	\$100	1449/0861	WD	V	U	11
3/26/2021	\$98,000	1433/2272	WD	V	Q	01
7/3/2003	\$84,500	0988/1664	WD	V	Q	
12/29/1998	\$66,000	0872/0556	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value

[Sketch](#)

SINGLE FAM (0100)

2022

2012

2903

\$257,484

*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
0190	FPLC PF	2022	\$1,200.00	1.00	x
0166	CONC,PAVMT	2022	\$1,260.00	420.00	x

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$60,060

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