

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 5/28/2026

Parcel: << 05-7S-16-04137-018 (21552) >>

Owner & Property Info

Owner	PINEDA FERNANDO 453 SW RIVEROAK CT FT WHITE, FL 32038		
Site	453 SW RIVER OAK CT, FORT WHITE		
Description*	PART OF LOT 7 RIVER OAKS EST UNREC: COMM AT SE COR OF NE 1/4, RUN N 975.84 FT, W 1085.84 FT TO POB, CONT W 214.10 FT, S 205.39 FT, E 214.10 FT, N 205.39 FT TO POB. EX RD R/W. 989-1947, WD 1276-988, QC 1288-1454, WD 1503-1828,		
Area	1.01 AC	S/T/R	05-7S-16
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

2025 Certified Values		2026 Working Values	
Mkt Land	\$14,140	Mkt Land	\$18,180
Ag Land	\$0	Ag Land	\$0
Building	\$109,936	Building	\$103,774
XFOB	\$8,576	XFOB	\$8,576
Just	\$132,652	Just	\$130,530
Class	\$0	Class	\$0
Appraised	\$132,652	Appraised	\$130,530
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$132,652	Assessed	\$130,530
Exempt	\$0	Exempt	HX HB \$51,411
Total Taxable	county:\$132,652 city:\$0 other:\$0 school:\$132,652	Total Taxable	county:\$79,119 city:\$0 other:\$0 school:\$105,530

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/29/2023	\$170,000	1503 / 1828	WD	I	Q	01
11/30/2014	\$100	1288 / 1454	QC	I	U	11
6/20/2014	\$22,000	1276 / 988	WD	I	U	38
1/7/2003	\$100	989 / 1947	WD	V	Q	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2002	1104	1200	\$103,774

*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
0296	SHED METAL	2008	\$576.00	48.00	6 x 8
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2023	\$1,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.010 AC	1.0000/1.0000 1.0000/ /	\$18,000 /AC	\$18,180