

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 7/2/2026

Parcel: << **36-6S-16-04086-001 (48059)** >>

## Owner & Property Info

|              |                                                                                                                                                                                                                                                                            |              |          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | LOVELY CHRISTIAN ALLEN<br>462 SW COOPER TER<br>FORT WHITE, FL 32038                                                                                                                                                                                                        |              |          |
| Site         |                                                                                                                                                                                                                                                                            |              |          |
| Description* | COMM SE COR OF NE1/4 OF NE1/4, N 558.04 FT FOR POB, W 283.56 FT, S 138.75 FT, W 31.36 FT, S 207.29 FT, W 16.08 FT, N 452.02 FT, E 331.39 FT TO W R/W OF SW COOPER TER, S 100.50 FT TO POB. 754-136, 756-1237, 890-2189, QC 999-2077, WD 1401-1081, WD 1408-1810 ...more>>> |              |          |
| Area         | 1.02 AC                                                                                                                                                                                                                                                                    | S/T/R        | 36-6S-16 |
| Use Code**   | VACANT (0000)                                                                                                                                                                                                                                                              | 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 |                                                            |
|----------------------------------------------------|---------------------|------------------------------------------------------------|
| There are no 2025 Certified Values for this parcel | Mkt Land            | \$16,320                                                   |
|                                                    | Ag Land             | \$0                                                        |
|                                                    | Building            | \$0                                                        |
|                                                    | XFOB                | \$0                                                        |
|                                                    | Just                | \$16,320                                                   |
|                                                    | Class               | \$0                                                        |
|                                                    | Appraised           | \$16,320                                                   |
|                                                    | SOH/10% Cap         | \$10,866                                                   |
|                                                    | Assessed            | \$16,320                                                   |
|                                                    | Exempt              | \$0                                                        |
|                                                    | Total Taxable       | county:\$5,454<br>city:\$0<br>other:\$0<br>school:\$16,320 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 5/18/2026 | \$15,000   | 1568 / 1793 | WD   | V   | Q                     | 01    |

## ▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

## ▼ Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

▼ Land Breakdown

| Code | Desc          | Units    | Adjustments             | Eff Rate     | Land Value |
|------|---------------|----------|-------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.020 AC | 1.0000/1.0000 1.0000/ / | \$16,000 /AC | \$16,320   |

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