

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/19/2023

Parcel: 26-7S-16-04321-003 (22881)

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 3 of 3	
Owner	ROUX JOHN P ROUX BRENDA K P.O. BOX 1673 ALACHUA, FL 32616		
Site	1649 SW COUNTY ROAD 138, FORT WHITE		
Description*	S1/2 OF PARCEL 8 RUM ISLAND RANCHES UNREC: COMM NW COR OF E1/2 OF E1/2 OF NE1/4 OF NW1/4, RUN E 351.50 FT TO W R/W OF A 50 FT CO RD, S ALONG R/W 647.07 FT FOR POB, CONT S 633.18 FT TO N R/W CR-138, W ALONG R/W 868.45 FT, N 633.25 FT, E 380.08 FT TO POB. 8 ...more>>>		
Area	5 AC	S/T/R	25-7S-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 (DDR) 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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$43,125	Mkt Land	\$43,125
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$43,125	Just	\$43,125
Class	\$0	Class	\$0
Appraised	\$43,125	Appraised	\$43,125
SOH Cap [?]	\$5,175	SOH Cap [?]	\$1,380
Assessed	\$43,125	Assessed	\$43,125
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$37,950 city:\$0 other:\$0 school:\$43,125	Total Taxable	county:\$41,745 city:\$0 other:\$0 school:\$43,125

Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
8/20/2019	\$42,500	1391/2319	WD	V	Q	01	
10/8/2003	\$34,000	0997/2073	WD	V	Q		
1/22/2002	\$28,200	0945/0279	WD	V	Q		
7/5/2001	\$24,900	0930/2887	WD	V	Q		

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
NONE						

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dims	
NONE						

Land Breakdown						
Code	Desc	Units	Adjustments		Eff Rate	Land Value
0000	VAC RES (MKT)	5.000 AC	1.0000/1.0000 1.0000/1.1500000 /		\$8,625 /AC	\$43,125