

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**

updated: 10/24/2024

Parcel: << 20-6S-16-03891-001 (20188) >>

**Owner & Property Info**

Result: 2 of 3

Owner	<b>KOON BYRON THOMAS STUART VIVIAN ANN</b> 507 SW RAMBLING CT FORT WHITE, FL 32038		
Site	507 SW RAMBLING CT, FORT WHITE		
Description*	N1/2 OF NE1/4 OF SW1/4 & N1/2 OF SE1/4 OF SW1/4 & THE N 42 AC OF THE W1/2 OF THE SW1/4. 550-596, 747-1688-1689, 754-1295, 840-150,156, 845-763, 875-112, 896-1802,		
Area	102 AC	S/T/R	20-6S-16
Use Code**	IMPROVED AG (5000)	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**

2024 Certified Values		2025 Working Values	
Mkt Land	\$2,500	Mkt Land	\$2,500
Ag Land	\$33,065	Ag Land	\$33,065
Building	\$234,885	Building	\$234,885
XFOB	\$3,160	XFOB	\$3,160
Just	\$493,045	Just	\$493,045
Class	\$273,610	Class	\$273,610
Appraised	\$273,610	Appraised	\$273,610
SOH/10% Cap	\$106,242	SOH/10% Cap	\$102,213
Assessed	\$167,368	Assessed	\$171,397
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$117,368 city:\$0 other:\$0 school:\$142,368	Total Taxable	county:\$121,397 city:\$0 other:\$0 school:\$146,397

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**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	2394	4160	\$234,885

\*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
0294	SHED WOOD/VINYL	0	\$250.00	1.00	0 x 0
0296	SHED METAL	1993	\$250.00	1.00	0 x 0
0130	CLFENCE 5	1993	\$150.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	1993	\$655.00	504.00	14 x 36
0252	LEAN-TO W/O FLOOR	1993	\$655.00	504.00	14 x 36
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5600	TIMBER 3 (AG)	74.000 AC	1.0000/1.0000 1.0000/ /	\$283 /AC	\$20,942
5500	TIMBER 2 (AG)	27.000 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$12,123
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$2,500
9910	MKT.VAL.AG (MKT)	101.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$252,500

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