

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/16/2025

Parcel: << **16-6S-16-03832-243 (19949)** >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	NEU MICHAEL A 13616 NW STATE ROAD 45 HIGH SPRINGS, FL 32643		
Site	481 SW WHISPER DR, FORT WHITE		
Description*	COMM SW COR OF SE1/4 OF NE1/4, RUN N 911.04 FT FOR POB, CONT N 310.89 FT, W 701.40 FT, S 310.92 FT, E 702.78 FT TO POB. (AKA LOT 43 SPRING RUN S/D UNREC). 636-741, WD 1354-2404, AG 1400-206, CT 1529-2156, WD 1531-1862		
Area	5.01 AC	S/T/R	16-6S-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	
Mkt Land	\$50,000	Mkt Land	\$71,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$50,000	Just	\$71,500
Class	\$0	Class	\$0
Appraised	\$50,000	Appraised	\$71,500
SOH/10% Cap	\$18,056	SOH/10% Cap	\$0
Assessed	\$50,000	Assessed	\$71,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$31,944 city:\$0 other:\$0 school:\$50,000	Total Taxable	county:\$71,500 city:\$0 other:\$0 school:\$71,500

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
1/14/2025	\$85,000	1531 / 1862	WD	V	Q	01
12/4/2024	\$100	1529 / 2156	CT	V	U	18
11/1/2019	\$45,000	1400 / 206	AG	V	U	21
2/28/2018	\$29,000	1354 / 2404	WD	V	Q	01
11/2/1987	\$14,000	636 / 741	WD	V	Q	

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
N O N E					

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/1.3000000 /	\$71,500 /LT	\$71,500

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