

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 3/12/2026

Parcel: << **26-7S-16-04335-011 (23076)** >>

## Owner & Property Info

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Owner	<b>GUYNN RICHARD W</b> 369 SW GUYNN FARMS CT FORT WHITE, FL 32038		
Site	369 SW GUYNN FARMS CT, FORT WHITE		
Description*	BEGIN AT THE NW COR OF NW1/4 OF SE1/4 RUN E 1327.48 FT, S 466.70 FT, W 1327.19 FT, N 466.70 FT. TO POB & (EX 1 AC DESC ON SURVEY BY OWNER). LE 821-197, 900-1570, 1046-466, LE 1090-2570, WD 1235-1859, WD 1294-2102,		
Area	13.2 AC	S/T/R	26-7S-16
Use Code**	IMPROVED AG (5000)	Tax District	3

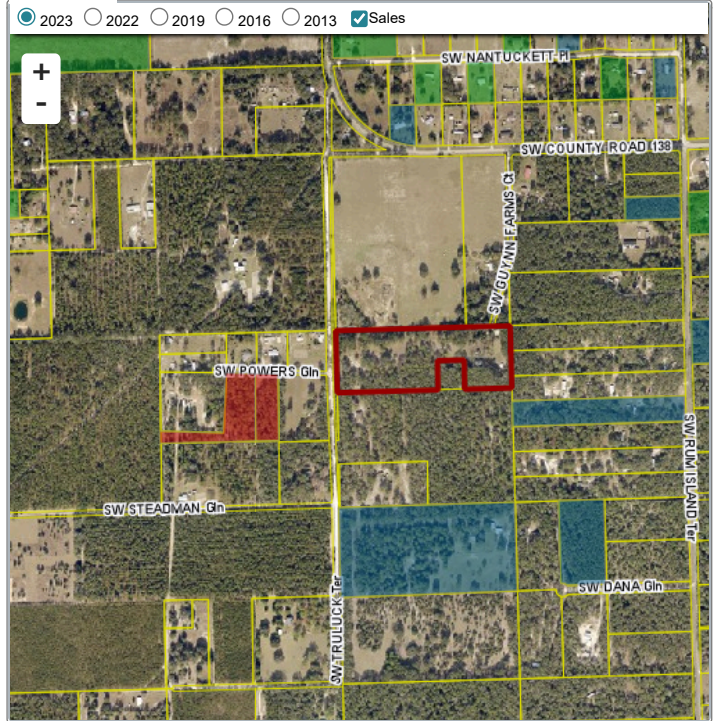
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$37,800	Mkt Land	\$37,800
Ag Land	\$2,529	Ag Land	\$2,529
Building	\$140,907	Building	\$138,706
XFOB	\$4,300	XFOB	\$4,300
Just	\$264,007	Just	\$261,806
Class	\$185,536	Class	\$183,335
Appraised	\$185,536	Appraised	\$183,335
SOH/10% Cap	\$68,669	SOH/10% Cap	\$63,381
Assessed	\$116,867	Assessed	\$119,954
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$66,145 city:\$0 other:\$0 school:\$91,867	Total Taxable	county:\$68,543 city:\$0 other:\$0 school:\$94,954

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



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/19/2014	\$100	1294 / 2102	WD	I	U	11
5/24/2012	\$100	1235 / 1859	WD	I	U	30

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2008	1428	1718	\$138,706

\*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
0285	SALVAGE	2010	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2010	\$200.00	1.00	0 x 0
0285	SALVAGE	2010	\$100.00	1.00	0 x 0
0040	BARN,POLE	2010	\$400.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2010	\$100.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	4.200 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$37,800
5600	TIMBER 3 (AG)	7.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$1,967
5600	TIMBER 3 (AG)	2.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$562
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$81,000

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