

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values  
updated: 2/19/2026

Parcel: 23-6S-15-00507-003 (2553)

Owner & Property Info

Result: 1 of 1

|                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                             |              |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner                                                                                                                                                                                                     | FLORIDA POWER CORP<br>PO BOX 37996<br>PROPERTY TAX DEPARTMENT<br>CHARLOTTE, NC 28237                                                                                                                                                                                        |              |          |
| Site                                                                                                                                                                                                      | 12343 SW US HIGHWAY 27, FORT WHITE                                                                                                                                                                                                                                          |              |          |
| Description*                                                                                                                                                                                              | BEG NE COR, RUN W 551.87 FT, S 2002.28 FT TO N R/W US-27, RUN SE ALONG R/W 302.12 FT, N 1164.19 FT, W 1258.92 FT, SW 454.24 FT, S 666.49 FT TO N R/W US-27, SE ALONG R/W 1310.14 FT TO POB, BEING PART OF GOV'T LOT 1 AS LIES N OF RD DEED BK 2 PG 449, ORB 141- ...more>>> |              |          |
| Area                                                                                                                                                                                                      | 38.85 AC                                                                                                                                                                                                                                                                    | S/T/R        | 23-6S-15 |
| Use Code**                                                                                                                                                                                                | UTILITIES (9100)                                                                                                                                                                                                                                                            | 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              | \$155,400                                            | Mkt Land            | \$155,400                                            |
| Ag Land               | \$0                                                  | Ag Land             | \$0                                                  |
| Building              | \$59,184                                             | Building            | \$59,515                                             |
| XFOB                  | \$33,500                                             | XFOB                | \$33,500                                             |
| Just                  | \$248,084                                            | Just                | \$248,415                                            |
| Class                 | \$0                                                  | Class               | \$0                                                  |
| Appraised             | \$248,084                                            | Appraised           | \$248,415                                            |
| SOH/10% Cap           | \$3,353                                              | SOH/10% Cap         | \$0                                                  |
| Assessed              | \$248,084                                            | Assessed            | \$248,415                                            |
| Exempt                | \$0                                                  | Exempt              | \$0                                                  |
| Total Taxable         | county:\$244,731 city:\$0 other:\$0 school:\$248,084 | Total Taxable       | county:\$248,415 city:\$0 other:\$0 school:\$248,415 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| N O N E   |            |           |      |     |                       |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | EXCEP STOR (7800) | 1950     | 1215    | 1215      | \$26,147   |
| Sketch      | EXCEP STOR (7800) | 1950     | 403     | 403       | \$11,018   |
| Sketch      | EXCEP STOR (7800) | 1997     | 816     | 816       | \$22,350   |

\*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  |
|------|------------------|----------|-------------|-------|-------|
| 0140 | CLFENCE 6        | 0        | \$20,000.00 | 1.00  | 0 x 0 |
| 0260 | PAVEMENT-ASPHALT | 0        | \$13,500.00 | 1.00  | 0 x 0 |

Land Breakdown

| Code | Desc             | Units     | Adjustments             | Eff Rate    | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 9100 | UTILITY (MKT)    | 37.850 AC | 1.0000/1.0000 1.0000/ / | \$4,000 /AC | \$151,400  |
| 9105 | TOWER SITE (MKT) | 1.000 AC  | 1.0000/1.0000 1.0000/ / | \$4,000 /AC | \$4,000    |

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/19/2026 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

+  
-

