

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 7/2/2026

Parcel: << 25-7S-16-04321-023 (22911) >>

Owner & Property Info

Owner	BRADY NATHAN 220 SW GEMINI GL FORT WHITE, FL 32038		
Site	220 SW GEMINI GLN, FORT WHITE		
Description*	S1/2 OF E1/2 OF W1/2 OF SW1/4 OF NE1/4, EX RD R/W. (AKA LOT 15-B RUM ISLAND RANCHES UNREC). & ALSO N1/2 OF E1/2 OF W1/2 OF NW1/4 OF SE1/4, EX RD R/W (AKA N1/2 LOT 34 RUM ISLAND RANCHES UNR). 331-56, 794-785, 794-787, 854-126, 879-1883, WD 1511-1471		
Area	10 AC	S/T/R	25-7S-16
Use Code**	MOBILE HOME (0200)	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	\$95,000	Mkt Land	\$110,000
Ag Land	\$0	Ag Land	\$0
Building	\$185,705	Building	\$178,911
XFOB	\$19,100	XFOB	\$18,800
Just	\$299,805	Just	\$307,711
Class	\$0	Class	\$0
Appraised	\$299,805	Appraised	\$307,711
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$299,805	Assessed	\$307,711
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$249,083 city:\$0 other:\$0 school:\$274,805	Total Taxable	county:\$256,300 city:\$0 other:\$0 school:\$282,711

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
3/28/2024	\$340,000	1511 / 1471	WD	I	Q	01
2/18/1998	\$14,300	854 / 126	WD	V	Q	03
7/25/1994	\$12,500	794 / 785	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1998	1944	2376	\$178,911

*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
0190	FPLC PF	1998	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1998	\$900.00	120.00	10 x 12
0294	SHED WOOD/VINYL	1998	\$1,440.00	192.00	12 x 16
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0040	BARN,POLE	1998	\$360.00	144.00	12 x 12
0080	DECKING	2010	\$1,000.00	1.00	0 x 0
0296	SHED METAL	2015	\$1,000.00	1.00	0 x 0
0070	CARPORT UF	2023	\$800.00	1.00	x
0104	GENERATOR PERM	2023	\$5,100.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$55,000
0000	VAC RES (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$11,000 /AC	\$55,000

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

