

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/14/2024

Parcel: &lt;&lt; 24-6S-16-03934-015 (20343) &gt;&gt;

## Owner &amp; Property Info

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Owner	PATRICK EUPHROSINA L 1141 SW CUMORAH HILL ST FORT WHITE, FL 32038		
Site	1171 SW CUMORAH HILL ST, FORT WHITE		
Description*	COMM NE COR OF S1/2 OF E1/2 OF SE1/4 OF NE1/4 OF SEC. W 451.26 FT FOR POB, CONT W 105 FT, S 210 FT, E 105 FT, N 210 FT TO POB. 339-515, QC 1166-808, QC 1194-687, DC 1351-486,		
Area	0.5 AC	S/T/R	24-6S-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 &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$4,500	Mkt Land	\$4,500
Ag Land	\$0	Ag Land	\$0
Building	\$106,764	Building	\$106,764
XFOB	\$800	XFOB	\$800
Just	\$112,064	Just	\$112,064
Class	\$0	Class	\$0
Appraised	\$112,064	Appraised	\$112,064
SOH/10% Cap	\$26,945	SOH/10% Cap	\$18,433
Assessed	\$112,064	Assessed	\$112,064
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$85,119 city:\$0 other:\$0 school:\$112,064	Total Taxable	county:\$93,631 city:\$0 other:\$0 school:\$112,064

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

2023 2022 2019 2016 2013 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/12/2010	\$100	1194 / 687	QC	V	U	11
1/30/2009	\$100	1166 / 808	QC	V	U	11

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2011	1456	1456	\$106,764

\*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 &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0040	BARN,POLE	2015	\$200.00	1.00	0 x 0
0040	BARN,POLE	2015	\$200.00	1.00	0 x 0
0070	CARPORT UF	2015	\$400.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	0.500 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$4,500

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