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Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 35-7S-16-04346-002 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	BAXTER WANDA L 1246 SW RUM ISLAND TER FORT WHITE, FL 32038		
Site	1246 RUM ISLAND TER, FORT WHITE		
Description*	E1/2 OF W1/2 OF SE1/4 OF NE1/4 AS LIES W OF CO RD. TRACT 7 RUM ISLAND RANCHES, EX RD R/W 301-239, 727-023, EX ADD'L RD R/W 0.04 AC 754-2148 & EX 1 AC DESC IN WD 1353-1772. 924-1213, 955- 1808, WD 999- 2197,2199,		
Area	7.21 AC	S/T/R	35-7S-16
Use Code**	SINGLE FAM (000100)	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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$32,169	Mkt Land (1)	\$32,169
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$83,314	Building (1)	\$88,708
XFOB (11)	\$8,872	XFOB (11)	\$8,872
Just	\$124,355	Just	\$129,800
Class	\$0	Class	\$0
Appraised	\$124,355	Appraised	\$129,800
SOH Cap [?]	\$24,147	SOH Cap [?]	\$27,300
Assessed	\$100,208	Assessed	\$102,500
Exempt	HX H3 OTHER \$100,208	Exempt	HX H3 OTHER \$100,500
Total Taxable	county:\$0 city:\$49,708 other:\$49,708 school:\$74,708	Total Taxable	county:\$2,000 city:\$52,000 other:\$52,000 school:\$77,000



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
6/10/2002	\$89,900	955/1808	WD	I	Q	
2/21/2001	\$40,000	924/1213	WD	I	U	03
11/20/1999	\$85,000	893/0086	WD	I	Q	
5/21/1990	\$28,000	727/0023	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1992	1750	2555	\$83,314

*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.