

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/16/2023

Parcel: << 24-7S-16-04310-000 (22771) >>

Owner & Property Info

Result: 1 of 1

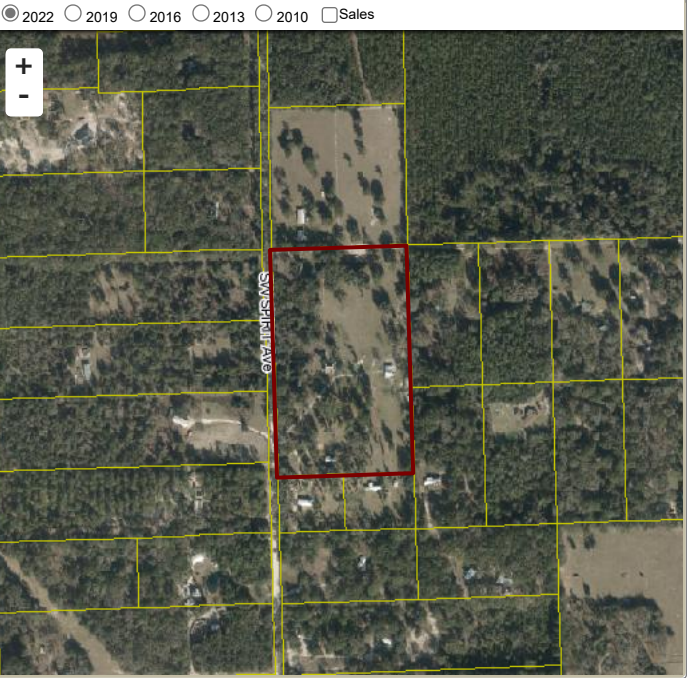
Owner	MCKENZIE ARICK ANDREW MCKENZIE ANDELIA SUE 725 SW SPIRIT AVE FORT WHITE, FL 32038		
Site	725 SW SPIRIT AVE, FORT WHITE 617 SW SPIRIT AVE		
Description*	W1/2 OF NW1/4 OF NE1/4 EX 1.98 AC DESC IN QC 1347-2417 & EX 1.98 AC DESC IN QC 1378-1189, 734-975, 774-351, 780-155, 875-898, 983-08, QC 1246-2521, WD 1250-245, ESMT 1304-1031,		
Area	15.55 AC	S/T/R	24-7S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$30,480	Mkt Land	\$30,480
Ag Land	\$3,005	Ag Land	\$3,005
Building	\$30,313	Building	\$30,313
XFOB	\$5,276	XFOB	\$5,276
Just	\$128,889	Just	\$128,889
Class	\$69,074	Class	\$69,074
Appraised	\$69,074	Appraised	\$69,074
SOH Cap [?]	\$13,106	SOH Cap [?]	\$7,810
Assessed	\$69,074	Assessed	\$69,074
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$55,968 city:\$0 other:\$0 school:\$69,074	Total Taxable	county:\$61,264 city:\$0 other:\$0 school:\$69,074

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/22/2013	\$25,000	1250/0245	WD	I	Q	01
5/4/2010	\$100	1246/2521	QC	I	U	11
2/25/1999	\$0	0875/0898	WD	I	U	01
4/29/1993	\$0	0774/0351	PR	I	U	02 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1744	2140	\$17,443
Sketch	MOBILE HME (0800)	1981	980	980	\$12,870

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0070	CARPORT UF	0	\$200.00	1.00	0 x 0
0255	MBL HOME STORAGE	1989	\$576.00	576.00	12 x 55
9945	Well/Sept		\$3,250.00	1.00	0 x 0
9947	Septic		\$1,250.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$6,000
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$6,000
5600	TIMBER 3 (AG)	10.470 AC	1.0000/1.0000 1.0000/ /	\$287 /AC	\$3,005
9910	MKT.VAL.AG (MKT)	10.470 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$62,820
9900	AC NON-AG (MKT)	3.080 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$18,480

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