Columbia County Property Appraiser Jeff Hampton

Parcel: 🕙 06-7S-16-04145-005 (21633) 📀

Owner & Pr	operty Info						
Owner & Fi	operty into		Result: 1 of 1				
Owner	FANCHER RICHARD 749 SW COLES CT FORT WHITE, FL 32038						
Site	749 SW COLES CT, FORT WHITE						
Description*	COMM SE COR OF SEC, RUN N 2569.59 FT, N 1284.15 FT, W 1459.79 FT TO C/L OF 15 FT POWERLINE ESMT FOR POB, CONT W 509.81 FT, S 649.36 FT TO C/L OF 60 FT EASEMNT, E ALONG C/L 912.14 FT TO C/L OF POWERLINE ESMT, NW ALONG C/L 753.80 FT TO POB. (AKA LOT 2 COLE"more>>>						
Area	9.6 AC	S/T/R	06-7S-16				
Use Code**	MISC IMPROVED (0700)	Tax District	3				
The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.							

¹ The UseCode 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

2	2023 Certified Values	2024 Working Values		
Mkt Land	\$72,000	Mkt Land	\$72,000	
Ag Land	\$0	Ag Land	\$0	
Building	\$0	Building	\$0	
XFOB	\$11,016	XFOB	\$11,016	
Just	\$83,016	Just	\$83,016	
Class	\$0	Class	\$0	
Appraised	\$83,016	Appraised	\$83,016	
SOH Cap [?]	\$11,663	SOH Cap [?]	\$0	
Assessed	\$83,016	Assessed	\$83,016	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$71,353 city:\$0 other:\$0 school:\$83,016		county:\$83,016 city:\$0 other:\$0 school:\$83,016	



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/24/2023	\$115,000	1485/0994	WD	1	Q	05 (Multi-Parcel Sale) - show
12/22/2021	\$48,000	1456/2517	WD	1	Q	01
7/30/1998	\$0	0864/1561	WD	1	U	01
3/19/1996	\$19,900	0824/0575	WD	V	Q	

Building Characteristics

Bldg Sketch	Descrip	otion*	Year Blt	ar Blt Base SF		I SF	Bldg Value	
	·		NONE					
Extra Features & C	Out Buildings							
Code	ode Desc		Year Blt	Vali	Value		Dims	
0296 SHED METAL		2008	\$2,01	\$2,016.00		12 x 28		
0263	PRCH,USP 2015 \$1,500.00		0.00	1.00	0 x 0			
9945	Well/Sept			\$7,00	0.00	1.00	0 x 0	
0294	SHED WOOD/VI	NYL	2015	\$500	00	1.00	0 x 0	

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	9.600 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$72,000

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by: GrizzlyLogic.com

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