

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/17/2025

Parcel: &lt;&lt; 02-6S-16-03765-004 (46624) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	BOORMAN SHAWN PAUL BOORMAN HEATHER MALLATT 2500 SE FOX LN STUART, FL 34996		
Site	5408 SW OLD WIRE RD, FORT WHITE		
Description*	BEG NW COR OF NE1/4 OF SE1/4, E 659.71 FT, E 627.10 FT TO W R/W OF OLD WIRE RD, S 275.71 FT, S 83 DEG W 1281.89 FT TO W LINE OF NE1/4 OF SE1/4, N 398.03 FT TO POB. 826-2304, 843-1195, 913-2463, 855-1262, WD 1126-1375, WD 1508-2681, QC 1509-1191,		
Area	10.01 AC	S/T/R	02-6S-16
Use Code**	TIMBERLAND 80-89 (5500)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$4,494	Ag Land	\$3,239
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$90,090	Just	\$95,095
Class	\$4,494	Class	\$3,239
Appraised	\$4,494	Appraised	\$3,239
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,494	Assessed	\$3,239
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$4,494 city:\$0 other:\$0 school:\$4,494	Total Taxable	county:\$3,239 city:\$0 other:\$0 school:\$3,239

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
3/1/2024	\$100	1509 / 1191	QC	V	U	11
2/21/2024	\$105,000	1508 / 2681	WD	V	Q	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	7.010 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$3,119
5910	SWAMP/CYPRESS (AG)	3.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$120
9910	MKT,VAL,AG (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$95,095

Search Result: 1 of 1



Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2024-7589CW

Parcel Identification No Parent Parcel 02-6S-16-03765-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21<sup>st</sup> day of February, 2024 between **James Rice and Robbin Rice, Husband and Wife**, whose post office address is **5500 SW Old Wire Road, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Shawn Paul Boorman and Heather Mallatt Boorman, Husband and Wife**, whose post office address is **2500 SE Fox Lane, Stuart, FL 34996**, of the County of Martin, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87° 52' 20" E, 659.71 FEET; THENCE N 89° 13' 49" E, 627.10 FEET TO THE WEST RIGHT OF WAY LINE OF SW OLD WIRE ROAD; THENCE S 01° 04' 12" W ALONG SAID WEST RIGHT OF WAY LINE, 275.71 FEET; THENCE S 83° 02' 47" W, 1281.89 FEET TO THE WEST LINE OF SAID NE 1/4 OF SE 1/4; THENCE N 01° 14' 59" W, ALONG SAID WEST LINE, 398.03 FEET TO THE POINT OF BEGINNING.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors


Warranty Deed

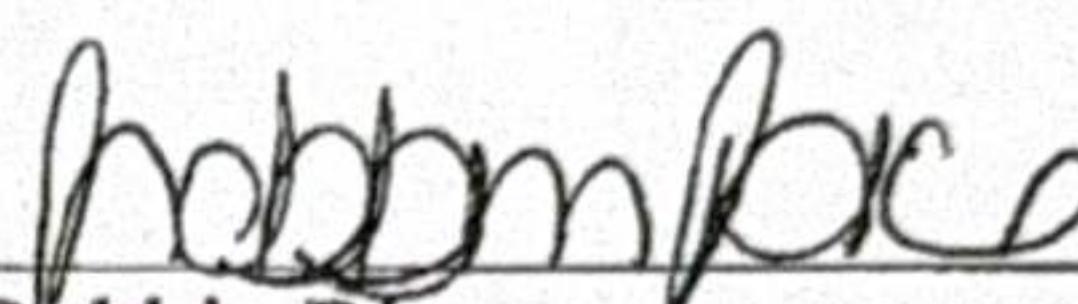


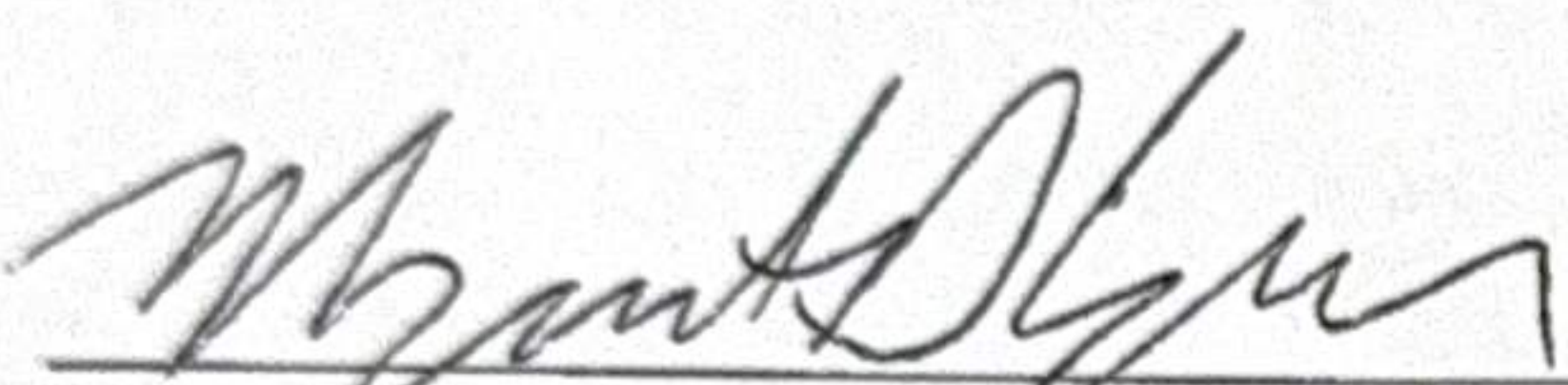
hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

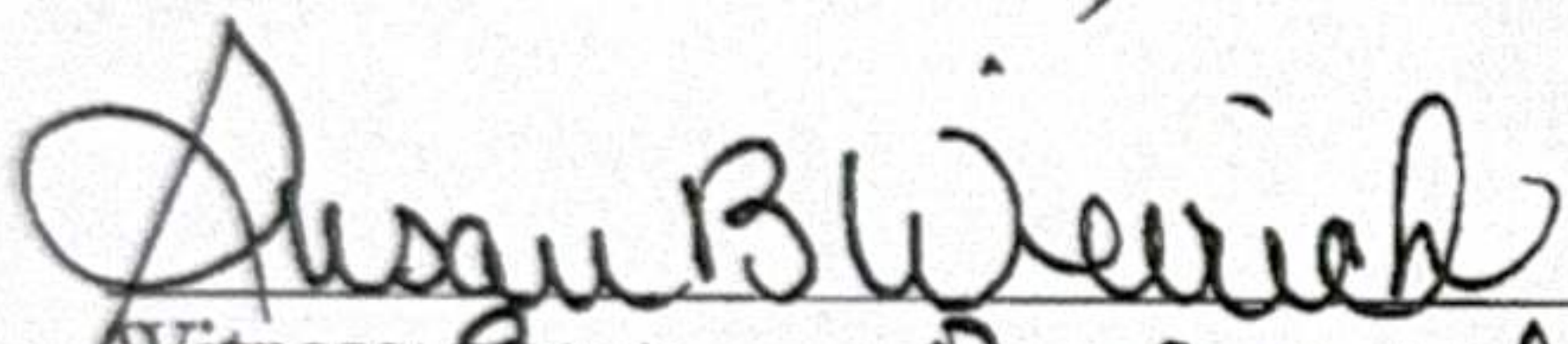
**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

  
James Rice

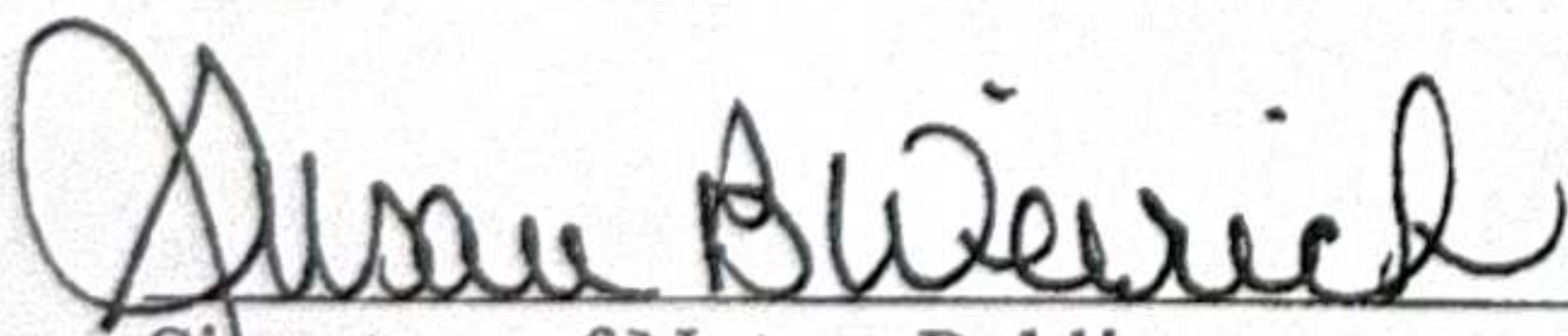
  
Robbin Rice

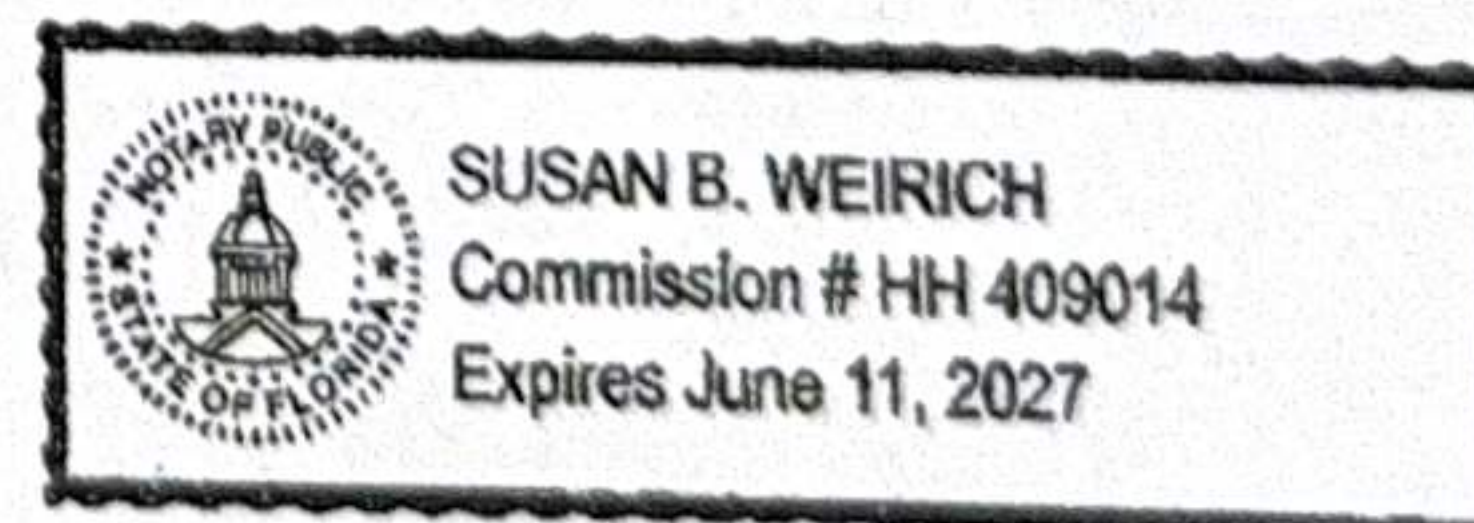
  
Witness: MARGARET D. RPUOT  
Address: 410 SE PASTURE WAY  
LAKE CITY, FL 32025

  
Witness: Susan B. Weirich  
Address: 426 SW COMMERCE DR.  
SUITE 145 LAKE CITY, FL

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 21<sup>st</sup> day of February, 2024, by James Rice and Robbin Rice.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: FL DL