

COLUMBIA COUNTY

Property Appraiser

Parcel 08-6S-16-03799-000

Owners

SMITH RANDALL F
MOBLEY ELIZABETH W
445 JUNCTION RD
FORT WHITE, FL 32038

Parcel Summary

Location	445 SW JUNCTION RD
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	4.7500
Section	08
Township	6S
Range	16
Subdivision	DIST 3

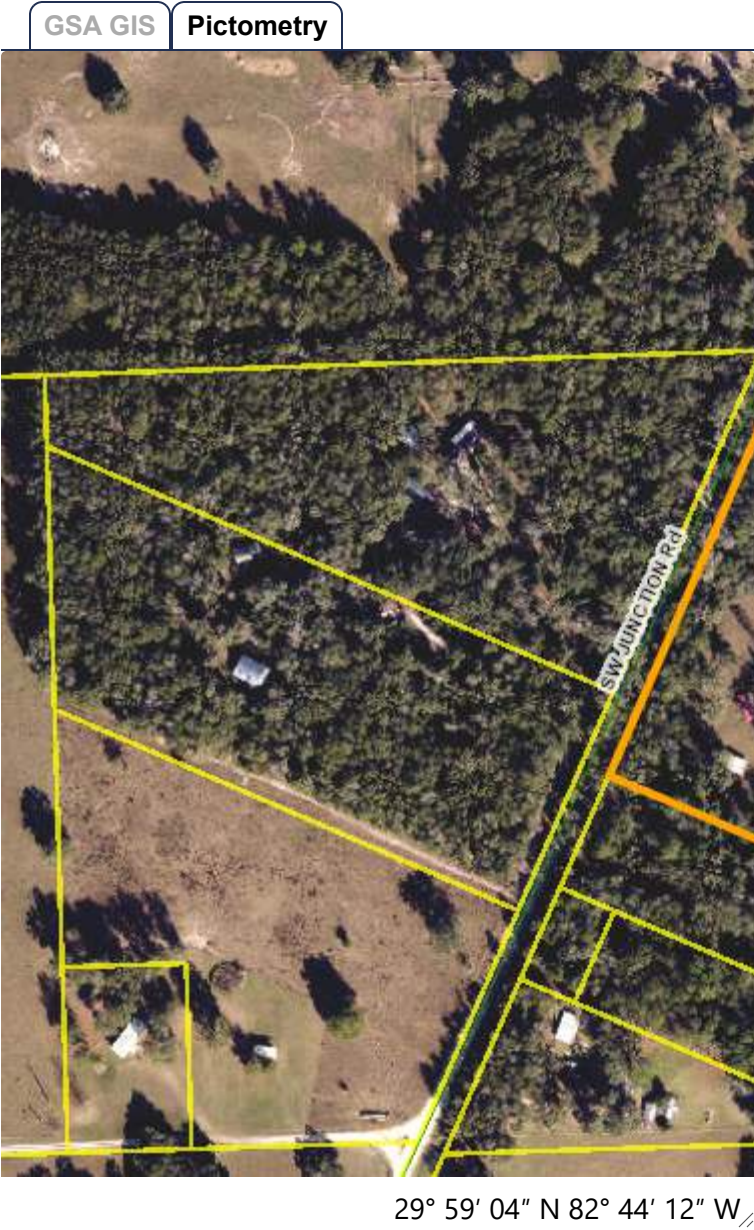
Legal Description

BEG NE COR OF SE1/4 OF NW1/4, RUN S 899.40 FT,
RUN NW 440.49 FT, NE 786.40 FT, E 57.46 FT
TO POB. (AKA LOTS D & E OAKWOOD ACRES S/D
UNREC).(SUBJ TO ABAND SCL RR R/W & RD R/W FOR
CO RD)

745-1075, 759-322, 794-815, 794-2138
806-1896, 823-717, 823-718, 845-388,
WD 1203-1887, WD 1205-72, WD 1422-1363,
WD 1547-1327,

Working Values

	2026
Total Building	\$52,125
Total Extra Features	\$11,400



	2026
Total Market Land	\$47,500
Total Ag Land	\$0
Total Market	\$111,025
Total Assessed	\$111,025
Total Exempt	\$0
Total Taxable	\$111,025
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$52,125	\$48,160	\$45,325	\$36,826	\$31,467	\$7,010	\$7,328
Total Extra Features	\$11,400	\$11,400	\$11,400	\$7,650	\$4,400	\$4,400	\$4,400
Total Market Land	\$47,500	\$47,500	\$40,375	\$35,625	\$34,125	\$30,875	\$28,209
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$111,025	\$107,060	\$97,100	\$80,101	\$69,992	\$42,285	\$39,937
Total Assessed	\$102,475	\$93,159	\$84,690	\$76,991	\$69,992	\$42,285	\$39,937
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$102,475	\$93,159	\$84,690	\$76,991	\$69,992	\$42,285	\$39,937
SOH Diff	\$8,550	\$13,901	\$12,410	\$3,110	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1547/1327	2025-08-08	Q	01	WARRANTY DEED	Improved	\$135,000	Grantor: SALERNO INVESTMENTS INC Grantee: SMITH RANDALL F
WD 1422/1363	2020-10-20	Q	01	WARRANTY DEED	Improved	\$90,000	Grantor: WILLIAM J & MARY C BALBACH Grantee: SALERNO INVESTMENTS INC
WD 1205/0072	2010-11-17	U	11	WARRANTY DEED	Improved	\$100	Grantor: HARRY A & BETTY C RUSSELL (INDIV & TRSTEEES) Grantee: WILLIAM J & MARY C BALBACH
WD 1203/1887	2010-10-22	Q	01	WARRANTY DEED	Improved	\$39,000	Grantor: HARRY A & BETTY C RUSSELL (INDIV & TRSTEEES)

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: WILLIAM J & MARY C BALBACH
WD 0806/1896	1995-06-14	Q		WARRANTY DEED	Vacant	\$12,000	Grantor: GERALD KOON Grantee: HARRY A & BETTY C RUSSELL
WD 0794/2138	1994-08-25	U	12	WARRANTY DEED	Vacant	\$4,740	Grantor: R W & J M HOKE Grantee: GERALD KOON

Buildings

Building # 1, Section # 1, 7752, MOBILE HOME

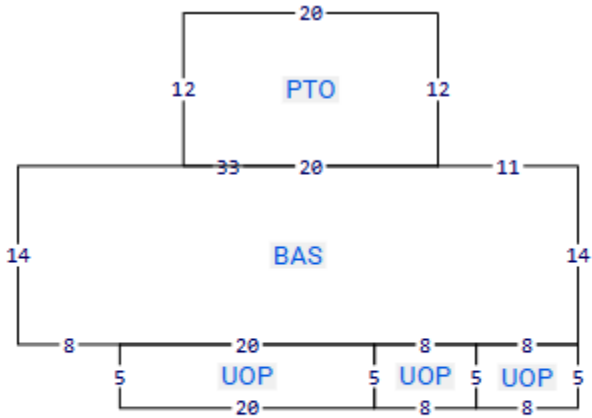
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0210	02	616	1036	\$94,772	1994	1994	0.00%	45.00%	55.00%	\$52,125

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG.
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	06	CUST PANEL
IF	Interior Flooring	13	LAM/VNLPLK
AC	Air Conditioning	02	WINDOW
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	04	04
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	616	100%	616
PTO	240	5%	12
UOP	40	25%	10
UOP	40	25%	10
UOP	100	25%	25



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0031	BARN,MT AE			1.00	\$0.00	2014	100%	\$3,700
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	2014	100%	\$700
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0102	SFR/MH	A-1	.00	.00	4.75	\$10,000.00/AC	4.75	1.00	\$47,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 19, 2024	000051479	ELECTRICAL	COMPLETED	Electrical Service
	9973	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 15, 2025.

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