

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/9/2021

Parcel: << **15-7S-16-04226-128 (43392)** >>

Owner & Property Info

Result: 1 of 2

Owner	REEVES CATHY ANN REEVES JACKSON M 2366 SW FRY AVE FORT WHITE, FL 32038		
Site	2248 SW FRY Ave, FORT WHITE		
Description*	N1/2 OF THE FOLLOWING DESCRIBED PROPERTY: COMM SE COR OF NW1/4 OF SE1/4, RUN W 17.80 FT TO R/W OF FRY RD FOR POB, CONT W 658.10 FT, N 662.50 FT, E 658.10 FT TO W R/W FRY RD, S 662.68 FT TO POB. (AKA N1/2 OF LOT 28 SHILOH RIDGE S/D UNREC). 839-1339, CT 104 ...more>>>		
Area	5.01 AC	S/T/R	15-7S-16E
Use Code**	SINGLE FAMILY (0100)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$47,911	Mkt Land	\$25,795
Ag Land	\$0	Ag Land	\$0
Building	\$118,020	Building	\$127,611
XFOB	\$6,996	XFOB	\$11,028
Just	\$172,927	Just	\$164,434
Class	\$0	Class	\$0
Appraised	\$172,927	Appraised	\$164,434
SOH Cap [?]	\$29,156	SOH Cap [?]	\$14,619
Assessed	\$143,771	Assessed	\$149,815
Exempt	HX H3 OTHER \$50,500	Exempt	HX HB DX \$50,500
Total Taxable	county:\$93,271 city:\$93,271 other:\$93,271 school:\$118,271	Total Taxable	county:\$99,315 city:\$0 other:\$0 school:\$124,315



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/11/2020	\$100	1431/2241	WD	I	U	30
6/4/2013	\$65,000	1255/2565	WD	I	Q	01
8/12/2005	\$99,500	1055/0279	WD	I	Q	
5/9/2005	\$66,300	1045/2117	WD	I	Q	
3/28/2005	\$26,000	1043/2310	CT	I	U	01
5/15/1997	\$25,000	0839/1339	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2013	2356	3932	\$127,611

*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
0294	SHED WOOD/VINYL	2013	\$1,080.00	120.00	10 x 12
0070	CARPORT UF	2013	\$900.00	360.00	18 x 20
0294	SHED WOOD/VINYL	2013	\$1,440.00	160.00	10 x 16
0294	SHED WOOD/VINYL	2013	\$2,376.00	264.00	11 x 24
0190	FPLC PF	2013	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2020	\$4,032.00	448.00	14 x 32

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.010 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$22,545
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

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