

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/10/2022

Parcel: << 35-5S-16-03752-209 (18815) >>

Owner & Property Info

Result: 1 of 7

Owner	WELSH JOHN D DIAZ-WELSH DEBRA L 1140 SW MORNING STAR GLN FORT WHITE, FL 32038		
Site	1140 SW MORNING STAR GLN, FORT WHITE		
Description*	LOT 9 ANCIENT OAKS S/D. WD 1022-2589, DC 1274-1725, WD 1295-1816, DC 1406-336, WD 1413-1592,		
Area	5.6 AC	S/T/R	35-5S-16E
Use Code**	MODULAR HOME (0201)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$39,250	Mkt Land	\$39,600
Ag Land	\$0	Ag Land	\$0
Building	\$102,262	Building	\$105,396
XFOB	\$6,920	XFOB	\$10,170
Just	\$148,432	Just	\$155,166
Class	\$0	Class	\$0
Appraised	\$148,432	Appraised	\$155,166
SOH Cap [?]	\$0	SOH Cap [?]	\$69,673
Assessed	\$83,003	Assessed	\$85,493
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$28,003 city:\$0 other:\$0 school:\$53,003	Total Taxable	county:\$30,493 city:\$0 other:\$0 school:\$55,493

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/17/2020	\$195,000	1413/1592	WD	I	Q	01
6/1/2015	\$144,000	1295/1816	WD	I	Q	01
7/20/2004	\$45,000	1022/2589	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MODULAR 2 (0211)	2004	2160	2876	\$105,396

*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
0251	LEAN TO W/FLOOR	2006	\$900.00	180.00	12 x 15
0294	SHED WOOD/VINYL	2006	\$2,520.00	180.00	15 x 12
9945	Well/Sept		\$3,250.00	1.00	0 x 0
0190	FPLC PF	2006	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2020	\$800.00	1.00	x
0169	FENCE/WOOD	2020	\$1,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (5.600 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$39,600 /LT	\$39,600

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