

**Columbia County Property Appraiser**

Jeff Hampton

**2020 Working Values**

updated: 6/5/2020

Parcel: &lt;&lt; 25-7S-16-04321-038 &gt;&gt;

**Owner & Property Info**

Result: 1 of 1

|              |                                                                                                            |              |          |
|--------------|------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | ANDERS WAYNE T & DANA L<br>242 SW GEMINI GLEN<br>FT WHITE, FL 32038                                        |              |          |
| Site         | 242 GEMINI GLN, FT WHITE                                                                                   |              |          |
| Description* | S1/2 OF W1/2 OF E1/2 OF SW1/4 OF NE1/4. (AKA LOT 14-B RUM ISLAND RANCHES S/D UNREC) ORB 761-810, 957-2580, |              |          |
| Area         | 5 AC                                                                                                       | S/T/R        | 25-7S-16 |
| Use Code**   | SINGLE FAM (000100)                                                                                        | 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**

| 2019 Certified Values |                                                                       | 2020 Working Values |                                                                       |
|-----------------------|-----------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------|
| Mkt Land (1)          | \$29,744                                                              | Mkt Land (2)        | \$32,994                                                              |
| Ag Land (0)           | \$0                                                                   | Ag Land (0)         | \$0                                                                   |
| Building (1)          | \$81,144                                                              | Building (1)        | \$88,021                                                              |
| XFOB (7)              | \$14,788                                                              | XFOB (7)            | \$14,788                                                              |
| Just                  | \$125,676                                                             | Just                | \$135,803                                                             |
| Class                 | \$0                                                                   | Class               | \$0                                                                   |
| Appraised             | \$125,676                                                             | Appraised           | \$135,803                                                             |
| SOH Cap [?]           | \$9,370                                                               | SOH Cap [?]         | \$16,822                                                              |
| Assessed              | \$116,306                                                             | Assessed            | \$118,981                                                             |
| Exempt                | HX H3 \$50,000                                                        | Exempt              | HX H3 \$50,000                                                        |
| Total Taxable         | county:\$66,306<br>city:\$66,306<br>other:\$66,306<br>school:\$91,306 | Total Taxable       | county:\$68,981<br>city:\$68,981<br>other:\$68,981<br>school:\$93,981 |

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales
**▼ Sales History**

| Sale Date | Sale Price | Book/Page | Deed | V/I | Quality (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------|-------|
| 7/12/2002 | \$139,800  | 957/2580  | WD   | I   | Q               |       |
| 6/12/1992 | \$94,000   | 761/0810  | WD   | I   | U               | 12    |

**▼ Building Characteristics**

| Bldg Sketch | Bldg Item | Bldg Desc*          | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|---------------------|----------|---------|-----------|------------|
| Sketch      | 1         | SINGLE FAM (000100) | 1986     | 1856    | 3126      | \$81,144   |

\*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        | Condition (% Good) |
|------|------------|----------|------------|---------|-------------|--------------------|
| 0190 | FPLC PF    | 0        | \$1,200.00 | 1.000   | 0 x 0 x 0   | (000.00)           |
| 0280 | POOL R/CON | 1986     | \$9,728.00 | 512.000 | 32 x 16 x 0 | (000.00)           |
| 0070 | CARPORT UF | 1993     | \$1,620.00 | 540.000 | 30 x 18 x 0 | (000.00)           |
| 0040 | BARN,POLE  | 1993     | \$640.00   | 512.000 | 16 x 32 x 0 | AP (050.00)        |
| 0169 | FENCE/WOOD | 1993     | \$1,000.00 | 1.000   | 0 x 0 x 0   | AP (050.00)        |

**▼ Land Breakdown**