

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/24/2025

Parcel: << 08-6S-17-09626-109 (46310) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Owner & Property Info

Result: 1 of 1

Owner	RUTTERS RODNEY J 797 SW NEWTON CIR FORT WHITE, FL 32038		
Site	797 SW NEWTON CIR, FORT WHITE		
Description*	LOTS 9 TUSTENUGGEE HILLS S/D. 697-629, 770-1075, 913-1259, 949-2196, 974-2770, 981-529, 983-2040, QC 1496-1664		
Area	4.02 AC	S/T/R	08-6S-17
Use Code**	MOBILE HOME (0200)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$40,200	Mkt Land	\$40,200
Ag Land	\$0	Ag Land	\$0
Building	\$32,711	Building	\$40,780
XFOB	\$10,050	XFOB	\$13,050
Just	\$82,961	Just	\$94,030
Class	\$0	Class	\$0
Appraised	\$82,961	Appraised	\$94,030
SOH/10% Cap	\$39,799	SOH/10% Cap	\$46,616
Assessed	\$43,162	Assessed	\$47,414
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$18,162 city:\$0 other:\$0 school:\$18,162	Total Taxable	county:\$22,414 city:\$0 other:\$0 school:\$22,414

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.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/3/2023	\$100	1496 / 1664	QC	I	U	11
4/21/2003	\$57,000	981 / 529	WD	I	Q	
11/18/2002	\$100	974 / 2770	QC	I	Q	03
5/13/1989	\$22,990	697 / 629	AG	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1993	1404	1692	\$40,780

*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

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	2013	\$600.00	1.00	0 x 0
0296	SHED METAL	2013	\$400.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$50.00	1.00	0 x 0
0296	SHED METAL	2017	\$800.00	1.00	0 x 0
9947	Septic	2024	\$3,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.020 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$40,200

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