

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/9/2023

Parcel: << 12-6S-16-03816-309 (19635) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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Owner	PENTOLINO NORMEN PENTOLINO GENNY 149 SW CHOCTAW AVE FORT WHITE, FL 32038		
Site	149 SW CHOCTAW AVE, FORT WHITE		
Description*	COMM NW COR OF NE1/4, RUN S 22.91 FT TO S R/W ICHETUCKNEE RD, E ALONG R/W 1347.02 FT FOR POB, CONT E ALONG R/W 785.54 FT, S 564.84 FT, W 785.39 FT, N 549.74 FT TO POB. (AKA LOT 9 TUSTENUGGEE TRAILS UNREC). EX .38 AC FOR ADDL CO RD R/W IN ORB 1217-1050(PARCEL #43). ORB 866-2564, 945-709, 952-2795, 956-1601, QC 1081-1080. WD 1089-200. <<<less		
Area	9.68 AC	S/T/R	12-6S-16
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$72,600	Mkt Land	\$72,600
Ag Land	\$0	Ag Land	\$0
Building	\$116,730	Building	\$110,989
XFOB	\$12,066	XFOB	\$12,066
Just	\$201,396	Just	\$195,655
Class	\$0	Class	\$0
Appraised	\$201,396	Appraised	\$195,655
SOH Cap [?]	\$84,360	SOH Cap [?]	\$75,108
Assessed	\$117,036	Assessed	\$120,547
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$67,036 city:\$0 other:\$0 school:\$92,036	Total Taxable	county:\$70,547 city:\$0 other:\$0 school:\$95,547



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/15/2006	\$100,000	1089/0200	WD	V	Q	
4/19/2006	\$0	1081/1080	QC	V	U	06
6/3/2002	\$30,000	0956/1601	WD	V	Q	01
4/10/2002	\$10,000	0952/2795	WD	V	U	01
1/23/2002	\$24,100	0945/0709	WD	V	U	01
9/15/1998	\$25,000	0866/2504	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2007	2052	2376	\$110,989

*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
0190	FPLC PF	2006	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2006	\$2,016.00	288.00	12 x 24
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2010	\$750.00	500.00	20 x 25
0296	SHED METAL	2014	\$300.00	1.00	0 x 0
0080	DECKING	2014	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	9.680 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$72,600

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