

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 2/5/2026

Parcel: << **36-6S-16-04076-138 (21265)** >>

Owner & Property Info

Result: 5 of 19

Owner	MASON EARL MASON NANCY 190 SW OLD NIBLACK AVE FORT WHITE, FL 32038		
Site	188 SW OLD NIBLACK AVE, FORT WHITE		
Description*	LOT 38 PARKER WOODS S/D. ORB 814-1759, 975-1416, WD 1038-789.		
Area	5.53 AC	S/T/R	36-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

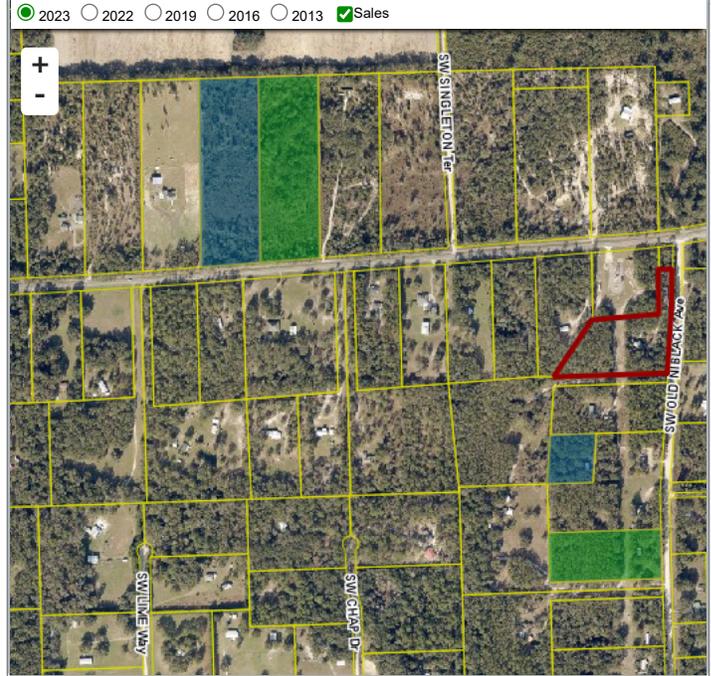
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$49,770	Mkt Land	\$49,770
Ag Land	\$0	Ag Land	\$0
Building	\$137,458	Building	\$133,238
XFOB	\$13,600	XFOB	\$13,600
Just	\$200,828	Just	\$196,608
Class	\$0	Class	\$0
Appraised	\$200,828	Appraised	\$196,608
SOH/10% Cap	\$97,147	SOH/10% Cap	\$86,122
Assessed	\$106,692	Assessed	\$112,239
Exempt	HX HB \$50,000	Exempt	HX HB \$51,411
Total Taxable	county:\$53,681 city:\$0 other:\$0 school:\$81,692	Total Taxable	county:\$59,075 city:\$0 other:\$0 school:\$87,239

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.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/8/2005	\$27,000	1038 / 789	WD	I	Q	
2/5/2003	\$1,000	975 / 1416	CT	I	Q	03
5/24/1994	\$12,995	814 / 1759	AD	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2009	2040	2040	\$133,238

*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
0296	SHED METAL	2009	\$1,500.00	1.00	0 x 0
0190	FPLC PF	2009	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2010	\$600.00	1.00	0 x 0
0080	DECKING	2010	\$400.00	1.00	0 x 0
0020	BARN,FR	2010	\$1,800.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2010	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2010	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.530 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$40,770
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000

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