

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 2/16/2023

Parcel: << **19-6S-17-09698-012 (35818)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	WALLACE JOHN A & CONNIE F WALLACE CONNIE F P O BOX 427 HIGH SPRINGS, FL 32655		
Site	206 SW CINNAMON CT, FORT WHITE		
Description*	COMM SW COR OF SE1/4 OF NE1/4, N 330 FT FOR POB, CONT N 332.30 FT, E 416.14 FT, S4 DEG W 16.26 FT, E 205.36 FT, S4 DEG W 316.83 FT, W 597.38 FT TO POB & COMM SW COR OF SE1/4 OF NE1/4, N 30 FT TO N R/W OF CUMMORAH HILLS RD, E 613.19 FT FOR POB, CONT E 540.6 ... more>>>		
Area	13.45 AC	S/T/R	19-6S-17
Use Code**	SINGLE FAMILY (0100)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$80,700	Mkt Land	\$80,700
Ag Land	\$0	Ag Land	\$0
Building	\$213,053	Building	\$213,053
XFOB	\$4,600	XFOB	\$4,600
Just	\$298,353	Just	\$298,353
Class	\$0	Class	\$0
Appraised	\$298,353	Appraised	\$298,353
SOH Cap [?]	\$120,168	SOH Cap [?]	\$116,669
Assessed	\$178,185	Assessed	\$181,684
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$128,185 city:\$0 other:\$0 school:\$153,185	Total Taxable	county:\$131,684 city:\$0 other:\$0 school:\$156,684

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/17/2018	\$271,600	1360/0846	WD	I	Q	01
3/3/2005	\$241,000	1039/2188	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1983	2338	4062	\$213,053

*[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	0	\$1,200.00	1.00	0 x 0

0040	BARN,POLE	0	\$150.00	1.00	12 x 15
9945	Well/Sept		\$3,250.00	1.00	0 x 0

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	13.450 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$80,700

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