

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/25/2025

Parcel: << 30-5S-16-03738-010 (18531) >>

Owner & Property Info

Result: 1 of 1

Owner	NIEDRINGHAUS CINDY W NIEDRINGHAUS CHEYANNE 1022 SW COYOTE CIR FORT WHITE, FL 32038		
Site	1022 SW COYOTE CIR, FORT WHITE		
Description*	AKA LOT 10 JR DICKS TRACT UNR: NE 1/4 OF NW 1/4 OF NE 1/4. 799-446, 963-839, 963-841, QCD 1085-2718, 1105-722.		
Area	10.19 AC	S/T/R	30-5S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$91,710	Mkt Land	\$96,805
Ag Land	\$0	Ag Land	\$0
Building	\$35,000	Building	\$43,636
XFOB	\$8,200	XFOB	\$8,200
Just	\$134,910	Just	\$148,641
Class	\$0	Class	\$0
Appraised	\$134,910	Appraised	\$148,641
SOH/10% Cap	\$66,076	SOH/10% Cap	\$75,686
Assessed	\$68,834	Assessed	\$72,955
Exempt	HX HB \$43,834	Exempt	HX HB \$47,955
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$43,834	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$47,955

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

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/13/2006	\$100	1105 / 722	QC	I	Q	01
6/1/2006	\$100	1085 / 2718	QC	I	Q	01
9/18/2002	\$50,000	963 / 841	WD	I	Q	
9/4/2002	\$30,000	963 / 839	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1989	1728	1728	\$43,636

*Bldg Desc: This information is 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	2008	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.190 AC	1.0000/1.0000 1.0000 /	\$9,500 /AC	\$96,805

Search Result: 1 of 1

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PARCEL: 30-5S-16-03738-010 (18531) | MOBILE HOME (0200) | 10.19 AC

AKA LOT 10 JR DICKS TRACT UNR: NE1/4 OF NW1/4 OF NE1/4, 799-446, 963-839, 963-841, QCD 1085-2718, 1105-722,

**Owner: NIEDRINGHAUS CINDY W
NIEDRINGHAUS CHEYANNE**

1022 SW COYOTE CIR
FORT WHITE, FL 32038

**Site: 1022 SW COYOTE CIR, FORT
WHITE**

Sales 11/13/2006 \$100 I (Q)
6/1/2006 \$100 I (Q)
Info 9/18/2002 \$50,000 I (Q)

2025 Working Values

Mkt Lnd	\$96,805	Appraised	\$148,641
Ag Lnd	\$0	Assessed	\$72,955
Bldg	\$43,636	Exempt	\$47,955
XFOB	\$8,200		
Just	\$148,641	Total	county:\$25,000
		Taxable	city:\$0
			other:\$0
			school:\$47,955

NOTES:

Columbia County, FL



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