

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/14/2024

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

[Show on GIS Map](#)

Print

Parcel: << **12-6S-16-03816-312 (19638)** >>

Owner & Property Info

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Owner	KARAMOLENGOS BABIS 531 SW CHOCTAW AVE FORT WHITE, FL 32038		
Site	531 SW CHOCTAW AVE, FORT WHITE		
Description*	COMM NW COR OF NE1/4, RUN S 20.91 FT TO S R/W ICHETUCKNEE RD, E ALONG R/W 1347.02 FT, S 1892.66 FT FOR POB, CONT S 671.46 FT, E 650.50 FT, N 671.46 FT, W 650.50 FT TO POB. (AKA LOT 12 TUSTENUGGE TRAILS S/D UNREC). 869-766, FJ 1459-718,		
Area	10.02 AC	S/T/R	12-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

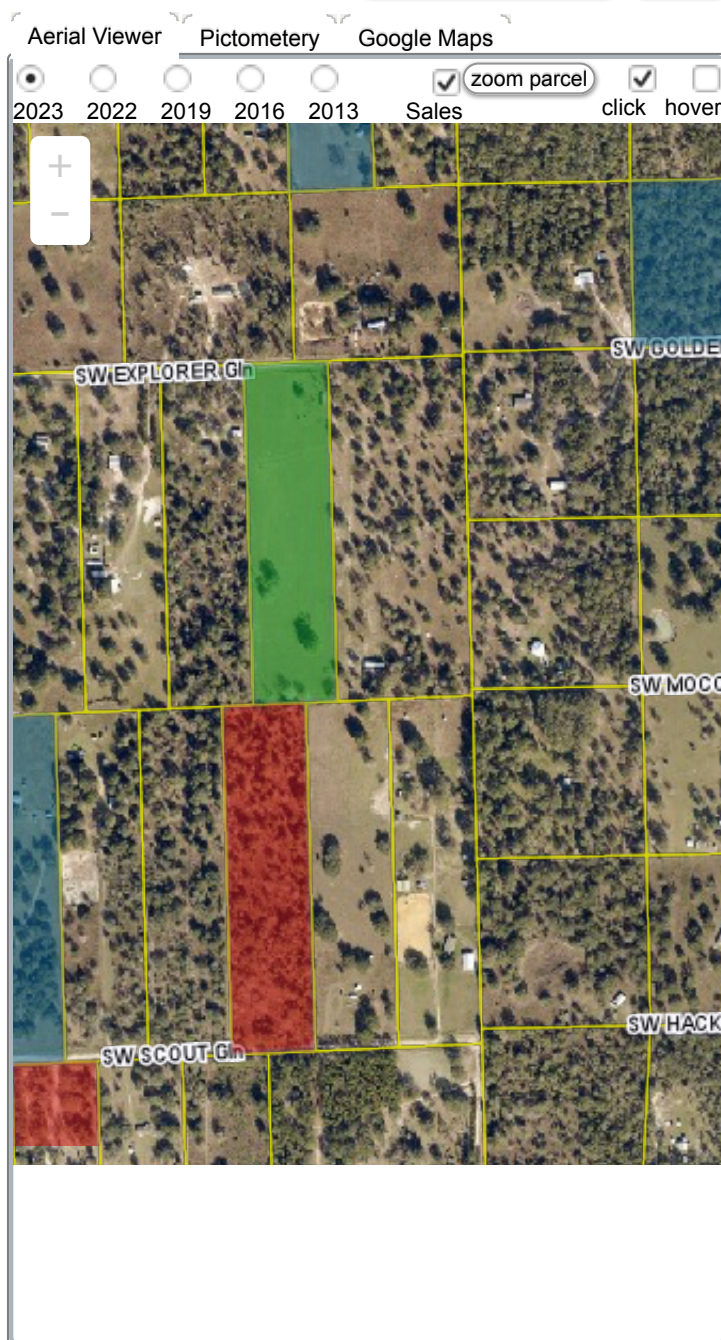
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,180	Mkt Land	\$90,180
Ag Land	\$0	Ag Land	\$0
Building	\$118,581	Building	\$118,581
XFOB	\$7,800	XFOB	\$7,800
Just	\$216,561	Just	\$216,561
Class	\$0	Class	\$0
Appraised	\$216,561	Appraised	\$216,561
SOH/10% Cap	\$106,774	SOH/10% Cap	\$103,480
Assessed	\$109,787	Assessed	\$113,081
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$59,787 city:\$0 other:\$0 school:\$84,787	Total Taxable	county:\$63,081 city:\$0 other:\$0 school:\$88,081

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/15/1998	\$26,000	869 / 766	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value

[Sketch](#)

MANUF 1 (0201)

2004

2052

2252

\$118,581

*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
0080	DECKING	2010	\$300.00	1.00	0 x 0
0296	SHED METAL	2010	\$400.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2010	\$100.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.020 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,180

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by: [GrizzlyLogic.com](#)

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