

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 10/3/2024

Parcel: << 05-7S-16-04138-201 (21594) >>

Owner & Property Info

Result: 1 of 1

Owner	GUESSFORD BRIAN E 203 SW UNCLE REMUS GLN FORT WHITE, FL 32038		
Site	203 SW UNCLE REMUS GLN, FORT WHITE		
Description*	(AKA W1/2 OF LOT 1 BRIAR PATCH S/D UNREC-:) COMM NE COR OF SW1/4, RUN W 331.94 FT FOR POB, CONT W 331.94 FT, S 657.48 FT, E 331.94 FT, N 657.48 FT TO POB. 963-1505.		
Area	5.01 AC	S/T/R	05-7S-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.

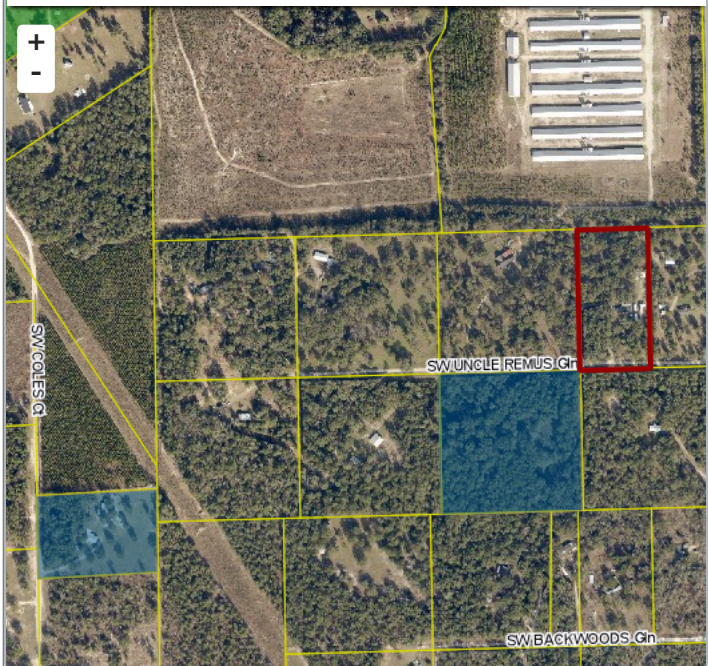
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$36,072	Mkt Land	\$36,072
Ag Land	\$0	Ag Land	\$0
Building	\$78,043	Building	\$78,043
XFOB	\$11,100	XFOB	\$11,100
Just	\$125,215	Just	\$125,215
Class	\$0	Class	\$0
Appraised	\$125,215	Appraised	\$125,215
SOH/10% Cap	\$56,092	SOH/10% Cap	\$54,018
Assessed	\$69,123	Assessed	\$71,197
Exempt	HX HB \$44,123	Exempt	HX HB \$46,197
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$44,123	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$46,197

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
9/25/2002	\$24,500	963 / 1505	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2003	1352	1672	\$78,043

\*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
0040	BARN,POLE	2008	\$400.00	1.00	0 x 0
0040	BARN,POLE	2008	\$200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2008	\$100.00	1.00	0 x 0
0296	SHED METAL	2008	\$100.00	1.00	0 x 0
0120	CLFENCE 4	2008	\$1,200.00	160.00	0 x 0
0190	FPLC PF	2008	\$1,200.00	1.00	0 x 0
0070	CARPORT UF	2008	\$900.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5.010 AC	1.0000/1.0000 1.0000/.7200000 /	\$7,200 / AC	\$36,072

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