Columbia County Property Appraiser

Jeff Hampton

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

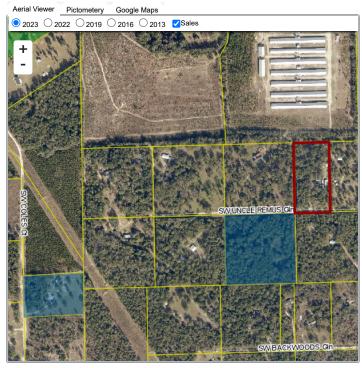
Owner & Property Info Result: 1 of 1					
Owner	GUESSFORD BRIAN E 203 SW UNCLE REMUS GLN FORT WHITE, FL 32038				
Site	203 SW UNCLE REMUS GLN, FORT WHITE				
Description*	(AKA W1/2 OF LOT 1 BRIAR PATCH S/D UNREC:) COMM NE COR OF SW1/4, RUN W 331.94 FT FOR POB, CONT W 331.94 FT, S 657.48 FT, E 331.94 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 shows is not to be used as the Logal Description for this parcel in any logal transaction					

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> 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		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.

2025 Working Values updated: 10/3/2024



	▼ Sales History								
ı	Sale Date Sale Price		Book/Page	Deed	V/I	Qualification (Codes)	RCode		
ı	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			

Search Result: 1 of 1

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