

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: &lt;&lt; 18-6S-16-03865-025 (20103) &gt;&gt;

**2025 Working Values**

updated: 11/28/2024

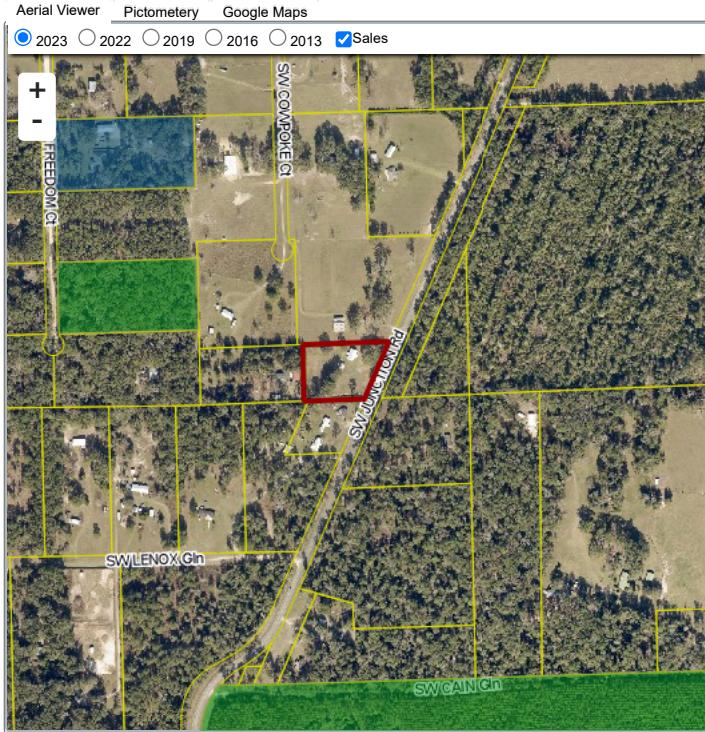
**Owner & Property Info**

Result: 1 of 1

Owner	BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024 2850 SE 24TH PL GAINESVILLE, FL 32641		
Site	2294 SW JUNCTION RD, FORT WHITE		
Description*	A PART OF LOT 25 ICHEMUCKNEE MEADOWS S/D DESC AS FOLLOWS: COMM SW COR LOT 25, RUN E 488.90 FT FOR POB, RUN N 264.16 FT, E 403.97 FT, S 23 DG W 292.53 FT, W TO POB. (ALSO DESC AS: LOT 25 ICHEMUCKNEE MEADOWS S/D, EX 1.01 AC DESC ORB 773-431. & EX 1.96 AC DES ... <a href="#">more&gt;&gt;&gt;</a>		
Area	2.08 AC	S/T/R	18-6S-16
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 &amp; Zoning office for specific zoning information.

**Property & Assessment Values**

2024 Certified Values		2025 Working Values	
Mkt Land	\$25,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$85,524	Building	\$85,524
XFOB	\$600	XFOB	\$600
Just	\$111,124	Just	\$111,124
Class	\$0	Class	\$0
Appraised	\$111,124	Appraised	\$111,124
SOH/10% Cap	\$13,547	SOH/10% Cap	\$3,789
Assessed	\$111,124	Assessed	\$111,124
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$97,577 city:\$0 other:\$0	Total Taxable	county:\$107,335 city:\$0 other:\$0
	school:\$111,124		school:\$111,124

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**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/24/2024	\$100	1520 / 1669	WD	I	U	11
12/31/2019	\$100	1410 / 859	WD	I	U	11
3/12/2015	\$15,200	1290 / 2608	TD	I	U	18
11/25/2001	\$100	949 / 094	WD	I	Q	01
9/15/1995	\$0	810 / 1765	WD	I	Q	03

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1979	1008	1609	\$85,524

\*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
0294	SHED WOOD/VINYL	1990	\$400.00	1.00	8 x 12
0252	LEAN-TO W/O FLOOR	2008	\$200.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (2.080 AC)	1.0000/1.0000 1.0000/.5000000 /	\$25,000 /LT	\$25,000

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