

Columbia County Property Appraiser

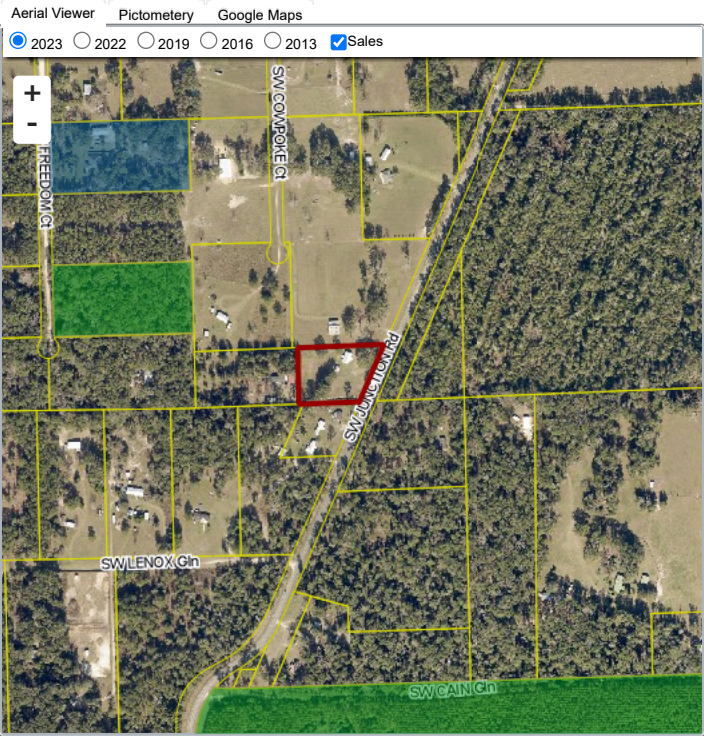
Jeff Hampton

2025 Working Values
updated: 11/28/2024

Parcel: << 18-6S-16-03865-025 (20103) >>

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 ICHETUCKNEE CEADOWS 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 ICHETUCKNEE MEADOWS S/D, EX 1.01 AC DESC ORB 773-431. & EX 1.96 AC DES ...more>>>		
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 & 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 school:\$111,124	Total Taxable	county:\$107,335 city:\$0 other:\$0 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

Search Result: 1 of 1

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