

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/1/2023

Parcel: << **07-6S-16-03789-004 (19305)** >>

Owner & Property Info

Result: 7 of 18

Owner	HAYES JUNE E 245 SW BRECKENRIDGE LN FORT WHITE, FL 32038		
Site	245 SW BRECKENRIDGE LN, FORT WHITE		
Description*	W1/2 OF SW1/4 OF NE1/4.		
Area	20 AC	S/T/R	07-6S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$72,000	Mkt Land	\$90,000
Ag Land	\$0	Ag Land	\$0
Building	\$131,053	Building	\$146,835
XFOB	\$9,119	XFOB	\$9,119
Just	\$212,172	Just	\$245,954
Class	\$0	Class	\$0
Appraised	\$212,172	Appraised	\$245,954
SOH Cap [?]	\$33,312	SOH Cap [?]	\$55,963
Assessed	\$183,685	Assessed	\$199,411
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$128,860 city:\$0 other:\$0 school:\$158,685	Total Taxable	county:\$139,991 city:\$0 other:\$0 school:\$174,411



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/1/1981	\$165,000	0481/0411	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1977	2732	5536	\$146,835

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	0	\$691.00	1.00	12 x 48

0296	SHED METAL	0	\$748.00	1.00	16 x 24
0269	RVP HOOKUP	0	\$5,233.00	13.00	0 x 0
0166	CONC,PAVMT	1995	\$1,247.00	2376.00	44 x 54

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/.90000000 /	\$4,500 /AC	\$4,500
9900	AC NON-AG (MKT)	14.000 AC	1.0000/1.0000 1.0000/.90000000 /	\$4,500 /AC	\$63,000
3600	RV PARKS/CAMPS (MKT)	5.000 AC	1.0000/1.0000 1.0000/.90000000 /	\$4,500 /AC	\$22,500

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