

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/26/2024

Parcel: << 12-7S-16-04184-010 (21978) >>

Owner & Property Info

Result: 1 of 1

Owner	ANDERSON CHARLES HERBERT III ANDERSON ELIZABETH JEAN 608 SW BEAR LN FORT WHITE, FL 32038		
Site	608 SW BEAR LN, FORT WHITE		
Description*	COMM NW COR, RUN S 1759.92 FT, E 2959.84 FT FOR POB, CONT E ALONG R/W BEAR DEN RD 497.47 FT, S 875.86 FT, W 497.46 FT, N 877.96 FT TO S R/W TO POB (LOT 5 GLENN FARMS S/D UNR). 650-601, 668-296, 668-297, 828-1164, 830-1026, DC 934-2551, PB 1080-478 THRU 48 ...more>>>		
Area	10.01 AC	S/T/R	12-7S-16
Use Code**	MOBILE HOME/M HOME (0202)	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.

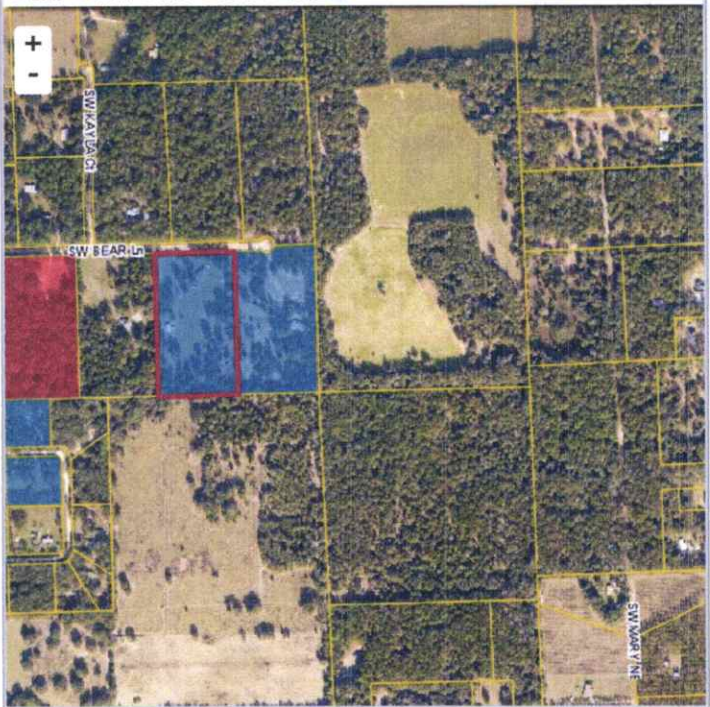
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,090	Mkt Land	\$90,090
Ag Land	\$0	Ag Land	\$0
Building	\$396,101	Building	\$396,101
XFOB	\$39,300	XFOB	\$39,300
Just	\$525,491	Just	\$525,491
Class	\$0	Class	\$0
Appraised	\$525,491	Appraised	\$525,491
SOH/10% Cap	\$153,342	SOH/10% Cap	\$134,592
Assessed	\$476,741	Assessed	\$484,654
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$322,149 city:\$0 other:\$0 school:\$451,741	Total Taxable	county:\$340,899 city:\$0 other:\$0 school:\$459,654

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
11/28/2022	\$100	1480 / 2062	LE	I	U	14
7/22/2022	\$300,000	1471 / 2167	WD	I	Q	01
7/22/2022	\$100	1471 / 2165	WD	I	U	11
12/17/2008	\$100	1164 / 038	WD	I	Q	01
9/21/2007	\$0	1132 / 599	QC	V	Q	01
7/28/2006	\$115,000	1092 / 1935	WD	I	U	07
10/28/1996	\$100	830 / 1026	TD	V	Q	01
9/19/1996	\$0	828 / 1164	QC	V	Q	03
11/21/1988	\$25,000	668 / 297	WD	V	Q	
4/23/1988	\$26,000	650 / 601	AD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2009	2160	2400	\$196,960
Sketch	MANUF 3 (0203)	2023	1860	1860	\$199,141

*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
0296	SHED METAL	2010	\$300.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0030	BARN,MT	2023	\$25,000.00	1.00	x
9945	Well/Sept	2023	\$7,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	9.010 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$81,090
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000

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