

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 11/2/2023

Parcel: << 01-7S-16-04103-011 (21337) >>

Owner & Property Info

Result: 1 of 1

Owner	REEHER ELIZABETH M 260 SW LIME WAY FT WHITE, FL 32038-3218		
Site	260 SW LIME WAY, FORT WHITE		
Description*	LOT 24 ARROW WOOD S/D. 790-2160, 865-2600, WD 1056- 255, WD 1334-2171, WD 1360- 1081,		
Area	5.01 AC	S/T/R	01-7S-16
Use Code**	IMPROVED AG (5000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$8,585	Mkt Land	\$8,585
Ag Land	\$1,100	Ag Land	\$1,100
Building	\$99,890	Building	\$98,168
XFOB	\$17,728	XFOB	\$17,728
Just	\$160,203	Just	\$158,481
Class	\$127,303	Class	\$125,581
Appraised	\$127,303	Appraised	\$125,581
SOH Cap [?]	\$27,802	SOH Cap [?]	\$23,031
Assessed	\$101,126	Assessed	\$104,037
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$49,501 city:\$0 other:\$0 school:\$76,126	Total Taxable	county:\$52,550 city:\$0 other:\$0 school:\$79,037

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
3/22/2018	\$175,000	1360/1081	WD	I	Q	01
1/31/2017	\$100	1360/1078	WD	I	U	11
9/14/1998	\$20,000	0865/2600	WD	I	Q	
5/23/1994	\$0	0790/2160	WD	I	U	03
11/1/1982	\$15,000	0501/0061	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	960	1312	\$98,168

*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
0294	SHED WOOD/VINYL	1993	\$400.00	1.00	8 x 16
0296	SHED METAL	2006	\$6,720.00	960.00	24 x 40
0060	CARPORT F	2010	\$693.00	198.00	11 x 18
0040	BARN,POLE	2010	\$400.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0040	BARN,POLE	2010	\$800.00	1.00	0 x 0
0060	CARPORT F	2010	\$3,150.00	900.00	30 x 30
0166	CONC,PAVMT	2010	\$2,565.00	1140.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.010 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$8,585
6200	PASTURE 3 (AG)	4.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$1,100
9910	MKT.VAL.AG (MKT)	4.000 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$34,000

Search Result: 1 of 1

by: GrizzlyLogic.com

18.50
1225.00
Sales Price 175,000.00

Prepared by and Return to:
Crystal L. Curran, an employee of
Alachua Title Services, LLC,
16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

File Number: 18-046

Inst: 201812010148 Date: 05/21/2018 Time: 9:30AM
Page 1 of 2 B: 1360 P: 1081, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 1225.00

Warranty Deed

Made on March 22, 2018 A.D. by and between **Kenneth Rorabaugh and Pauline L. Rorabaugh, husband and wife**, whose address is 260 SW Lime Way, Fort White, FL 32038, hereinafter called the "grantor", to **Elizabeth M. Reeher**, whose post office address is 10219 Wirt Road, Dade City, Florida 33525, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, to-wit:

Lot 24, ARROW WOOD, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 25 and 25A, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 04103-011

Subject to covenants, conditions, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the
presence of these witnesses:

Witness Signature _____
Print Name: Krista Nikiforos

Witness Signature _____
Print Name: Krista Nikiforos

Witness Signature _____
Print Name: _____

Witness Signature _____
Print Name: Victoria Barros

Witness Signature _____
Print Name: Lisa Stevens

Witness Signature _____
Print Name: Lisa Stevens

Kenneth Rorabaugh
Kenneth Rorabaugh

Pauline L. Rorabaugh
Pauline L. Rorabaugh

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 22, 2018, by
Kenneth Rorabaugh, Pauline L. Rorabaugh, who has produced a valid driver's license as identification.

Robert Kiesz
NOTARY PUBLIC

Robert Kiesz
Notary Print Name
My Commission Expires: 9-25-21

