

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 4/4/2024

Parcel: << 25-7S-16-04321-038 (22926) >>

Owner & Property Info

Result: 1 of 1

Owner

ANDERS WAYNE T
ANDERS DANA L
242 SW GEMINI GLEN
FORT WHITE, FL 32038

Site

242 SW GEMINI GLN, FORT WHITE

Description*

S1/2 OF W1/2 OF E1/2 OF SW1/4 OF NE1/4. (AKA LOT 14-B RUM ISLAND RANCHES S/D UNREC). 761-810, 957-2580.

Area

5 AC

S/T/R

25-7S-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			
2023 Certified Values		2024 Working Values	
Mkt Land	\$42,500	Mkt Land	\$42,500
Ag Land	\$0	Ag Land	\$0
Building	\$132,028	Building	\$132,028
XFOB	\$26,396	XFOB	\$26,396
Just	\$200,924	Just	\$200,924
Class	\$0	Class	\$0
Appraised	\$200,924	Appraised	\$200,924
SOH Cap [?]	\$72,930	SOH Cap [?]	\$69,090
Assessed	\$127,994	Assessed	\$131,834
Exempt	HX HB WX \$55,000	Exempt	HX HB WX \$55,000
Total Taxable	county:\$72,994 city:\$0 other:\$0 school:\$97,994	Total Taxable	county:\$76,834 city:\$0 other:\$0 school:\$101,834

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/12/2002	\$139,800	0957/2580	WD	I	Q	
6/12/1992	\$94,000	0761/0810	WD	I	U	12

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1986	1856	3126	\$132,028
*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0280	POOL R/CON	1986	\$14,336.00	512.00	32 x 16
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	1993	\$1,620.00	540.00	30 x 18
0040	BARN,POLE	1993	\$640.00	512.00	16 x 32
0169	FENCE/WOOD	1993	\$1,000.00	1.00	0 x 0
0296	SHED METAL	2010	\$100.00	1.00	0 x 0
0070	CARPORT UF	2010	\$500.00	1.00	0 x 0

Land Breakdown				
Code	Desc	Units	Adjustments	Land Value
0100	SFR (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC \$42,500

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