

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/21/2024

Parcel: << 27-6S-16-03951-135 (20542) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Owner & Property Info

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Owner	WEAKLAND KAREN 368 SW VIXEN LN FORT WHITE, FL 32038		
Site	368 SW VIXEN LN, FORT WHITE		
Description*	LOT 35 FOXWOOD S/D PHASE 2, WD 1233-997, WD 1489-2158, LE 1500-1000,		
Area	5.01 AC	S/T/R	27-6S-16
Use Code**	MOBILE HOME (0200)	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	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$181,404
XFOB	\$11,320	XFOB	\$17,520
Just	\$61,320	Just	\$248,924
Class	\$0	Class	\$0
Appraised	\$61,320	Appraised	\$248,924
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$61,320	Assessed	\$213,023
Exempt	\$0	Exempt	\$129,083
Total	county:\$61,320 city:\$0	Total	county:\$83,940 city:\$0
Taxable	other:\$0 school:\$61,320	Taxable	other:\$0 school:\$83,940

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/2/2023	\$100	1500/1000	LE	I	U	14
5/4/2023	\$124,000	1489/2158	WD	I	Q	01
4/18/2012	\$50,000	1233/0997	WD	V	U	40

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 3 (0203)	2023	1140	1140	\$105,464
Sketch	MANUF 2 (0202)	2023	840	840	\$75,940

*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
9945	Well/Sept	2022	\$7,000.00	1.00	x
0296	SHED METAL	2022	\$4,320.00	432.00	12 x 36
0296	SHED METAL	2023	\$3,200.00	1.00	x
9947	Septic	2023	\$3,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (4.010 AC)	1.0000/1.0000 1.0000/.8000000 /	\$40,000 /LT	\$40,000
0200	MBL HM (MKT)	1.000 LT	1.0000/1.0000 1.0000/.2000000 /	\$10,000 /LT	\$10,000

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