

Columbia County Property Appraiser  
Jeff Hampton

2025 Working Values  
updated: 6/5/2025

Retrieve Tax Record Tax Estimator 2024 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

Parcel 12-75-16-04184-008 (21976)

Owner & Property Info

|              |                                                                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner        | MORALES CRISTIAN<br>MORALES JACQUELINE<br>16806 NW 83RD PL<br>HIALEAH, FL 33016                                                                                                                                                                                             |
| Site         | 412 SW BEAR LN, FORT WHITE                                                                                                                                                                                                                                                  |
| Description* | COMM NW COR, RUN S 1759.92 FT, E 1960.06 FT FOR POB, CONT E 494.73 FT, S 880.17 FT, W 494.72 FT, N 882.59 FT TO POB, (AKA (OT 3 GL FNN FARMS S/D UNREC) 641-273-274, 796-1171, 1172, DC 1005-2961, DC 1463-1061, DC 1465-2275, WD 1475-1402, PB 1467-1242, PB 14 ...more>>> |
| Area         | 10.01 AC                                                                                                                                                                                                                                                                    |
| Use Code**   | SINGLE FAMILY (0100)                                                                                                                                                                                                                                                        |
| S/T/R        | 12-75-10                                                                                                                                                                                                                                                                    |
| 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      | \$95,095                                             |  |  |
| Ag Land               | \$0                                                  | Ag Land       | \$0                                                  |  |  |
| Building              | \$129,069                                            | Building      | \$135,759                                            |  |  |
| XFOB                  | \$3,348                                              | XFOB          | \$3,348                                              |  |  |
| Just                  | \$222,507                                            | Just          | \$234,202                                            |  |  |
| Class                 | \$0                                                  | Class         | \$0                                                  |  |  |
| Appraised             | \$222,507                                            | Appraised     | \$234,202                                            |  |  |
| SOH/10% Cap           | \$0                                                  | SOH/10% Cap   | \$0                                                  |  |  |
| Assessed              | \$222,507                                            | Assessed      | \$234,202                                            |  |  |
| Exempt                | \$0                                                  | Exempt        | \$0                                                  |  |  |
| Total Taxable         | county:\$222,507 city:\$0 other:\$0 school:\$222,507 | Total Taxable | county:\$234,202 city:\$0 other:\$0 school:\$234,202 |  |  |

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.

Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

| Sale Date  | Sale Price | Book/Page   | Deed | Vtl | Qualification (Codes) | RCode |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 2/20/2024  | \$265,000  | 1506 / 2552 | WD   | I   | Q                     | 01    |
| 8/4/2023   | \$100      | 1499 / 1370 | WD   | I   | U                     | 11    |
| 8/4/2023   | \$159,900  | 1497 / 1368 | WD   | I   | U                     | 37    |
| 7/18/2023  | \$0        | 1497 / 1384 | PB   | I   | U                     | 18    |
| 7/18/2023  | \$0        | 1494 / 2751 | PB   | I   | U                     | 18    |
| 7/18/2023  | \$0        | 1494 / 2769 | PB   | I   | U                     | 18    |
| 3/31/2023  | \$0        | 1497 / 1380 | PB   | I   | U                     | 18    |
| 3/31/2023  | \$0        | 1487 / 1242 | PB   | I   | U                     | 18    |
| 8/26/2022  | \$100      | 1475 / 1402 | WD   | I   | U                     | 11    |
| 10/6/1994  | \$28,900   | 796 / 1172  | WD   | V   | Q                     |       |
| 12/16/1987 | \$24,000   | 641 / 273   | AD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1995     | 1300    | 1916      | \$135,759  |

\*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         | 1995     | \$1,200.00 | 1.00   | 0 x 0   |
| 0166 | CONC PAVMT      | 1995     | \$1,068.00 | 712.00 | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 1995     | \$1,060.00 | 144.00 | 12 x 12 |

Land Breakdown

| Code | Desc      | Units     | Adjustments            | Eff Rate    | Land Value |
|------|-----------|-----------|------------------------|-------------|------------|
| 0100 | SFR (MKT) | 10.010 AC | 1.0000/1.0000 1.0000/1 | \$9,500 /AC | \$95,095   |

<< Prev Search Result: 3 of 10 Next >>

