

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/13/2025

Parcel: << **24-7S-16-04317-135 (22863)** >>

Owner & Property Info

Result: 3 of 3

Owner	LARSON ROBIN S REVOCABLE TRUST DATED FEBRUARY 26, 2025 849 SW UNITY CT FORT WHITE, FL 32038-2517		
Site	849 SW UNITY CT, FORT WHITE		
Description*	COMM NE COR SEC, RUN S 1325.12 FT, W 660.43 FT, S 663.62 FT FOR POB, RUN W 656.20 FT, S 662.62 FT, E 655.64 FT, N 666.10 FT TO POB. (AKA TRACT 35 LYN-DEE DAIRY S/D UNREC). & COMM NE COR, RUN S 1325.12 FT, W 660.43 FT TO POB, RUN S 663.62 FT, W 656.20 FT, N ...more>>>		
Area	20.02 AC	S/T/R	24-7S-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.

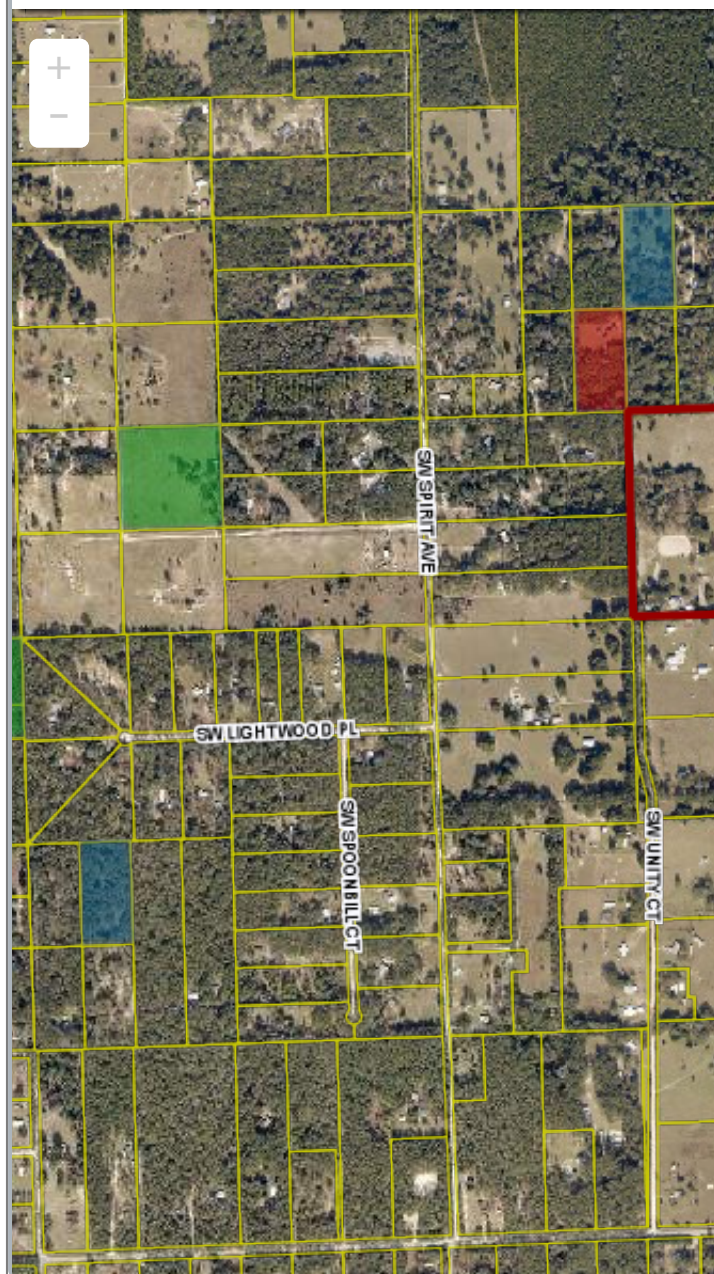
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,180	Mkt Land	\$18,180
Ag Land	\$4,950	Ag Land	\$4,950
Building	\$168,108	Building	\$168,108
XFOB	\$30,046	XFOB	\$30,046
Just	\$378,334	Just	\$378,334
Class	\$221,284	Class	\$221,284
Appraised	\$221,284	Appraised	\$221,284
SOH/10% Cap	\$56,266	SOH/10% Cap	\$51,624
Assessed	\$165,018	Assessed	\$169,660
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$115,018	Total Taxable	county:\$118,938
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$140,018		school:\$144,660

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
2/26/2025	\$100	1534 / 1278	WD	I	U	11
3/22/2019	\$290,000	1381 / 325	WD	I	Q	01
11/23/2015	\$300,000	1304 / 2766	WD	I	Q	01
6/18/2003	\$100	986 / 719	QC	I	Q	03
6/12/2000	\$0	904 / 2352	QC	I	Q	01
3/23/1998	\$112,500	855 / 1828	WD	I	Q	
6/11/1993	\$26,900	776 / 854	WD	V	Q	
3/31/1993	\$59,900	773 / 066	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1968	2198	2246	\$168,108

*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
0021	BARN,FR AE	0	\$10,000.00	1.00	48 x 60
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0060	CARPORT F	1993	\$4,000.00	800.00	25 x 32
0252	LEAN-TO W/O FLOOR	2010	\$1,103.00	980.00	70 x 14
0252	LEAN-TO W/O FLOOR	2010	\$1,103.00	980.00	70 x 14
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2014	\$5,000.00	1.00	24 x 30
0294	SHED WOOD/VINYL	1996	\$240.00	48.00	6 x 8
0296	SHED METAL	2015	\$200.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2015	\$200.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.020 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,180
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
6200	PASTURE 3 (AG)	18.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$4,950
9910	MKT.VAL.AG (MKT)	18.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$162,000

Search Result: 3 of 3

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/13/2025 and may not reflect the data currently on file at our office.