

Columbia County Property Appraiser

Jeff Hampton

Parcel: 25-7S-16-04321-047 (22937)

2025 Working Values
updated: 11/7/2024

Owner & Property Info

Result: 44 of 49

Owner

SIMMONS WILLIAM E
SIMMONS DONA JEAN
312 SW GEMINI GLN
FORT WHITE, FL 32038

Site

286 SW GEMINI GLN, FORT WHITE

Description*

E12 OF SE1/4 OF SW1/4 OF NE1/4, (AKA LOT 13-B RUM ISLAND RANCHES UNREC). ORB 458-677, 847-1691, 851-1026, WD 1012-1077.

Area

5 AC

Use Code**

SFRES/MOBILE HOME (0102)

S/T/R

25-7S-16

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

Mkt Land\$50,000
Ag Land\$0
Building\$350,973
XFOB\$30,571
Just\$431,544
Class\$0
Appraised\$431,544
SOH10% Cap\$143,962
Assessed\$333,896
Exempt\$50,000
Total county:\$237,582 city:\$0
Taxable other:\$0 school:\$308,896

2025 Working Values

Mkt Land\$50,000
Ag Land\$0
Building\$350,973
XFOB\$30,571
Just\$431,544
Class\$0
Appraised\$431,544
SOH10% Cap\$125,311
Assessed\$338,228
Exempt\$50,000
Total county:\$256,233 city:\$0
Taxable other:\$0 school:\$313,228

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

Sale Date

4/5/2004

10/10/1997

Sale Price

\$155,000

\$122,000

Book/Page

1012 / 1077

847 / 1691

Deed

WD

WD

V/I

I

I

Qualification (Codes)

Q

Q

RCode

Building Characteristics

Bldg Sketch

Sketch

Sketch

Description*

SINGLE FAM (0100)

MANUF 1 (0201)

Year Blt

1978

2012

Base SF

1917

2280

Actual SF

2778

2280

Bldg Value

\$179,270

\$171,703

*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

0280

0294

9945

0120

0166

0282

0296

0296

0040

0296

Desc

POOL R/CON

SHED WOOD/VINYL

Well/Sept

CLFENCE 4

CONC.PAVMT

POOL ENCL

SHED METAL

SHED METAL

BARN POLE

SHED METAL

Year Blt

1991

0

1993

1993

1991

2010

2010

2010

2010

Value

\$14,336.00

\$200.00

\$7,000.00

\$200.00

\$1,035.00

\$6,000.00

\$500.00

\$300.00

\$200.00

\$800.00

Units

512.00

1.00

1.00

1.00

690.00

1000.00

1.00

1.00

1.00

1.00

Dims

32 x 16

0 x 0

0 x 0

0 x 0

23 x 30

0 x 0

0 x 0

0 x 0

0 x 0

0 x 0

Land Breakdown

Code

0100

0200

Desc

SFR (MKT)

MBL HM (MKT)

Units

4.000 AC

1.000 AC

Adjustments

1.0000/1.0000 1.0000/ /

1.0000/1.0000 1.0000/ /

Eff Rate

\$10,000 /AC

\$10,000 /AC

Land Value

\$40,000

\$10,000

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by: GrizzlyLogic.com

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

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https://columbia.floridapa.com/gis/

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