Columbia County Property Appraiser

Jeff Hampton

Parcel: << 12-7S-16-04184-004 (21971) >>

Owner & Property Info						
Owner	KLEMANS R W Dwner 101 GINNIE SPRINGS RD HIGH SPRINGS, FL 32643					
Site	151 SW KAYLA CT, FORT WHITE					
Description*	COMM NW COR, RUN S 724.58 FT, E 2639.66 FT TO E R/W SW KAYLA CT FOR POB, RUN S 976.67 FT TO N R/W OF BEAR DEN RD, E ALONG N R/W 456.20 FT, N 975.35 FT, W 424.76 FT TO POB. (AKA LOT 9 GLENN FARMS S/D UNREC). DC 1290-1553, PB 1291-477, PR 1297-2105, WD 1301more>>>					
Area	10 AC	S/T/R	12-7S-16			
Use Code**	* NON AG ACREAGE (9900) Tax District 3					

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) oode and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zonling office for specific zoning information.

Property & A	Assessment Values			
	2023 Certified Values	2024 Working Values		
Mkt Land	\$75,000	Mkt Land	\$90,000	
Ag Land	\$0	Ag Land	\$0	
Building	\$0	Building	\$0	
XFOB	\$0	XFOB	\$0	
Just	\$75,000	Just	\$90,000	
Class	\$0	Class	\$0	
Appraised	\$75,000	Appraised	\$90,000	
SOH Cap [?]	\$9,000	SOH Cap [?]	\$17,400	
Assessed	\$75,000	Assessed	\$90,000	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$66,000 city:\$0 other:\$0 school:\$75,000		county:\$72,600 city:\$0 other:\$0 school:\$90,000	



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/30/2021	\$190,000	1449/0353	WD	V	U	37
8/23/2021	\$100	1445/2253	PR	V	U	19
4/23/2019	\$60,000	1383/0395	WD	V	Q	01
9/13/2015	\$100	1301/1546	WD	V	U	11
7/9/2015	\$100	1297/2105	PR	V	U	11

Building Characteristics	uilding Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
NONE						

Extra Features & Out Buildings						
Code	Desc	Year Blt	Value	Units	Dims	
NONE						

■ Land Breakdown						
	Code	Desc	Units	Adjustments	Eff Rate	Land Value
	9900	AC NON-AG (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,000

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