

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/6/2025

Parcel: 14-6S-16-03818-166 (19796)

Owner & Property Info

Result: 11 of 50

Owner	JENKINS CARL JENKINS CHRISTY 123 SW PIONEER WAY FORT WHITE, FL 32038		
Site	123 SW PIONEER WAY, FORT WHITE		
Description*	LOT 8 BLK C OLD WIRE FARMS. 845-257, 977-139, 1230-2167, WD 1267-2711, CT 1281-607, WD 1300-1324, WD 1347-2246.		
Area	4.01 AC	S/T/R	14-6S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$40,000	Mkt Land	\$40,000
Ag Land	\$0	Ag Land	\$0
Building	\$54,481	Building	\$54,481
XFOB	\$9,070	XFOB	\$9,070
Just	\$103,551	Just	\$103,551
Class	\$0	Class	\$0
Appraised	\$103,551	Appraised	\$103,551
SOH/10% Cap	\$34,913	SOH/10% Cap	\$32,922
Assessed	\$68,638	Assessed	\$70,629
Exempt	HX HB DX \$48,638	Exempt	HX HB DX \$50,629
Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$38,638	Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$40,629

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
11/6/2017	\$38,000	1347 / 2246	WD	I	U	37
8/18/2015	\$33,000	1300 / 1324	WD	I	U	12
8/27/2014	\$100	1281 / 607	CT	I	U	18
7/2/2013	\$65,000	1267 / 2711	WD	I	U	12
12/17/2011	\$93,300	1230 / 2167	FS	I	U	12
3/6/2003	\$69,000	977 / 139	WD	I	Q	
9/1/1997	\$11,000	845 / 257	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1996	1296	3418	\$54,481

*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
0296	SHED METAL	2003	\$1,050.00	420.00	12 x 20
0294	SHED WOOD/VINYL	2003	\$720.00	192.00	12 x 16
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2008	\$300.00	240.00	12 x 20

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/ /	\$40,000 /LT	\$40,000

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