

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 5/29/2025

Parcel: << 07-6S-17-09621-415 (35404) >>

Owner & Property Info

Result: 1 of 1

Owner	HATCHITT LINDA L 235 SW NUTHATCH CT FT WHITE, FL 32038		
Site	235 SW NUTHATCH CT, FORT WHITE		
Description*	COMM SW COR OF SEC, E 1257.24 FT, N 667.95 FT, E 17.07 FT, N 671.46 FT FOR POB, CONT E 650.03 FT, N 671.46 FT, W 650.03 FT, S 671.46 FT TO POB, (AKA LOT 15 TUSTENUGEE WOODS S/D UNREC), 918-1569, WD 1009-1914, QC 1014-2237, DC 1325-2302, WD 1515-198		
Area	10.02 AC	S/T/R	07-6S-17
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	\$90,180	Mkt Land	\$95,190
Ag Land	\$0	Ag Land	\$0
Building	\$113,958	Building	\$123,136
XFOB	\$12,570	XFOB	\$12,570
Just	\$216,708	Just	\$230,896
Class	\$0	Class	\$0
Appraised	\$216,708	Appraised	\$230,896
SOH/10% Cap	\$129,517	SOH/10% Cap	\$141,176
Assessed	\$87,191	Assessed	\$89,720
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$37,191 city:\$0 other:\$0 school:\$62,191	Total Taxable	county:\$38,998 city:\$0 other:\$0 school:\$64,720

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	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/17/2024	\$287,000	1515 / 198	LE	I	U	14
4/24/2004	\$100	1014 / 2237	QC	V	Q	06
3/1/2004	\$28,000	1009 / 1914	WD	V	Q	
1/12/2001	\$26,000	918 / 1569	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2004	2091	2091	\$123,136

*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	2004	\$1,200.00	1.00	0 x 0
0080	DECKING	2013	\$800.00	1.00	0 x 0
0040	BARN,POLE	2013	\$3,570.00	1020.00	30 x 34
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$9,500
0000	VAC RES (MKT)	9.020 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$85,690

Search Result: 1 of 1

© 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: 5/29/2025 and may not reflect the data currently on file at our office.

Aerial Viewer

Pictometry

Google Maps

☒ 2023

☐ 2022

☐ 2019

☐ 2016

☐ 2013

☒ Sales

