

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/9/2023

Parcel: << 01-6S-15-00496-001 (2412) >>

Owner & Property Info

Owner	MENG TIMOTHY J PO BOX 900 FORT WHITE, FL 32038		
Site	581 SW OLD SPANISH RD, FORT WHITE 679 SW OLD SPANISH RD		
Description*	LOTS 1, 2, & 3 ICHETUCKNEE FOREST TRACT B PHASE 1, ALSO LOT 32 BLOCK A ICHETUCKNEE FOREST PHASE 2, 658-123, WD 659-155, 789-2184, 891-147, 891-147, QC 917-795, 1137-426, QC 1152-2396, WD 1224-1974, LE 1356-1123,		
Area	28.78 AC	S/T/R	01-6S-15
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

2022 Certified Values		2023 Working Values	
Mkt Land	\$38,600	Mkt Land	\$38,600
Ag Land	\$6,570	Ag Land	\$6,570
Building	\$90,865	Building	\$90,865
XFOB	\$35,490	XFOB	\$35,490
Just	\$227,265	Just	\$227,265
Class	\$171,525	Class	\$171,525
Appraised	\$171,525	Appraised	\$171,525
SOH Cap [?]	\$30,561	SOH Cap [?]	\$23,504
Assessed	\$146,088	Assessed	\$148,021
Exempt	HX HB	Exempt	HX HB
Total	county:\$94,958 city:\$0	Total	county:\$100,082 city:\$0
Taxable	other:\$0 school:\$121,088	Taxable	other:\$0 school:\$123,021

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/22/2018	\$100	1355/1123	LE	I	U	14
11/3/2011	\$65,000	1224/1974	WD	I	Q	01
5/1/2000	\$26,800	0917/0795	QC	I	U	01
5/17/1999	\$19,100	0680/2110	WD	V	Q	
10/28/1988	\$22,900	0670/0266	WD	V	Q	
8/8/1988	\$16,400	0659/0155	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1987	1056	2144	\$24,253
Sketch	MOBILE HME (0800)	1995	728	1496	\$10,729
Sketch	MANUF 1 (0201)	2000	1512	1512	\$55,883

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0011	BARN,BLK AE	0	\$3,500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1998	\$350.00	2.00	0 x 0
0190	FPLC PF	1984	\$1,200.00	1.00	0 x 0
0190	FPLC PF	1999	\$1,200.00	1.00	0 x 0
0021	BARN,FR AE	2005	\$800.00	1.00	0 x 0
0021	BARN,FR AE	2005	\$10,000.00	1.00	30 x 80
0255	MBL HOME STORAGE	2016	\$4,690.00	938.00	14 x 67
0021	BARN,FR AE	2016	\$6,000.00	600.00	20 x 30
9945	Well/Sept		\$3,250.00	1.00	0 x 0
9945	Well/Sept		\$3,250.00	1.00	0 x 0
9947	Septic		\$1,250.00	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/ /	\$3,000 /AC	\$3,000
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$3,000
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$3,000
6200	PASTURE 3 (AG)	15.920 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$4,378
5500	TIMBER 2 (AG)	4.850 AC	1.0000/1.0000 1.0000/ /	\$452 /AC	\$2,192
9910	MKT,VAL,AG (MKT)	20.770 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$62,310
0000	VAC RES (MKT)	1.000 LT (5.010 AC)	1.0000/1.0000 1.0000/8000000 /	\$29,600 /LT	\$29,600