

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 1/18/2025

Parcel: << 27-6S-16-03951-135 (20542) >>

Owner & Property Info

Result: 15 of 20

Owner	WEAKLAND KAREN 368 SW VIXEN LN FORT WHITE, FL 32038		
Site	368 SW VIXEN LN, FORT WHITE		
Description*	LOT 35 FOXWOOD S/D PHASE 2, WD 1233-997, WD 1489-2158, LE 1500-1000,		
Area	5.01 AC	S/T/R	27-6S-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	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$200,362	Building	\$226,930
XFOB	\$17,520	XFOB	\$21,020
Just	\$267,882	Just	\$297,950
Class	\$0	Class	\$0
Appraised	\$267,882	Appraised	\$297,950
SOH/10% Cap	\$0	SOH/10% Cap	\$31,888
Assessed	\$231,981	Assessed	\$266,062
Exempt	HX HB WX 98	Exempt	HX HB WX 98
	\$138,780		\$172,861
Total Taxable	county:\$93,201 city:\$0 other:\$0 school:\$93,201	Total Taxable	county:\$93,201 city:\$0 other:\$0 school:\$93,201

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
10/2/2023	\$100	1500 / 1000	LE	I	U	14
5/4/2023	\$124,000	1489 / 2158	WD	I	Q	01
4/18/2012	\$50,000	1233 / 997	WD	V	U	40

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 3 (0203)	2023	1140	2028	\$141,729
Sketch	MANUF 2 (0202)	2023	840	840	\$85,201

*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
9945	Well/Sept	2022	\$7,000.00	1.00	x
0296	SHED METAL	2022	\$4,320.00	432.00	12 x 36
0296	SHED METAL	2023	\$3,200.00	1.00	x
9947	Septic	2023	\$3,000.00	1.00	x
0070	CARPORT UF	2024	\$3,500.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 LT (4.010 AC)	1.0000/1.0000 1.0000/1.8000000 /	\$40,000 /LT	\$40,000
0200	MBL HM (MKT)	1.000 LT	1.0000/1.0000 1.0000/2.000000 /	\$10,000 /LT	\$10,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

