

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 8/22/2024

Parcel: 36-5S-15-00485-072 (2207)

Owner & Property Info

Result: 1 of 1

Owner	FUSSNECKER SCOTT FUSSNECKER ROBYN 1843 SW SPRUCE RD FT WHITE, FL 32038		
Site	1843 SW SPRUCE RD, FORT WHITE		
Description*	LOT 12 FERNWOOD ESTATES S/D. (UNREC CFD INSTRUMENT). UNREC DC FOR ROBERT BLANTON, WD ORB 890-1729, 983-335. WD 1114-86.		
Area	5 AC	S/T/R	36-5S-15
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$42,500	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$123,708	Building	\$133,608
XFOB	\$15,820	XFOB	\$15,820
Just	\$182,028	Just	\$199,428
Class	\$0	Class	\$0
Appraised	\$182,028	Appraised	\$199,428
SOH/10% Cap	\$104,531	SOH/10% Cap	\$119,606
Assessed	\$77,497	Assessed	\$79,822
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$22,497 city:\$0 other:\$0 school:\$47,497	Total Taxable	county:\$24,822 city:\$0 other:\$0 school:\$49,822

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
3/16/2007	\$87,500	1114 / 086	WD	I	Q	
5/7/2003	\$41,500	983 / 335	WD	I	Q	
1/15/1992	\$14,636	0000 / 0000	CT	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2008	1860	2436	\$133,608

\*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	2007	\$2,880.00	240.00	12 x 20
0031	BARN,MT AE	2013	\$5,940.00	660.00	22 x 30
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 LT (5.000 AC)	1.0000/1.0000 1.0000/ /	\$50,000 /LT	\$50,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

