

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/11/2023

Parcel: 36-7S-16-04351-026 (23166)

Aerial Viewer Pictometry Google Maps

2022 2019 2018 2013 2010 Sales

Owner & Property Info

Result: 46 of 89

Owner	BAKER TRACY 9155 S DADELAND BLVD STE 1708 MIAMI, FL 33156		
Site	268 SW LANGLEIER DR, FORT WHITE		
Description*	(AKA LOT 6 RIVER FRONT UNR S/D DESC AS): COMM SW COR OF NE1/4, N 400 FT, SE 1488.33 FT FOR POB, CONT SE 287 FT, S 1602.27 FT TO EDGE OF SANTA FE RIVER, W ALONG RIVER 305 FT, N 1564.66 FT TO POB. 554-105, 564-106, 787-2361, 2367, 851-290, WD 1104-2489, 2492. ...more>>>		
Area	10.5 AC	S/T/R	36-7S-16
Use Code**	SFRES/MOBILE HOME (0102)	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.			

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Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$136,500	Mkt Land	\$136,500
Ag Land	\$0	Ag Land	\$0
Building	\$295,084	Building	\$336,645
XFOB	\$22,966	XFOB	\$26,716
Just	\$454,550	Just	\$499,861
Class	\$0	Class	\$0
Appraised	\$454,550	Appraised	\$499,861
SOH Cap (?)	\$80,619	SOH Cap (?)	\$114,389
Assessed	\$373,998	Assessed	\$385,927
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county: \$323,931 city: \$0 other: \$0 school: \$348,998	Total Taxable	county: \$335,472 city: \$0 other: \$0 school: \$360,927

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/25/2023	\$1,100,000	1489-0267	WD	I	Q	01
9/4/2007	\$370,000	11301566	WD	I	Q	

Building Characteristics

Bldg Sketch	Description	Year Bld	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	2002	240	240	\$5,522
Sketch	SFR PILING (0300)	2011	2538	3486	\$331,123

Bldg Desc determinations are used by the Property Appraiser's 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 Bld	Value	Units	Dims
0296	SHED METAL	2003	\$5,184.00	432.00	12 x 36
0296	SHED METAL	2003	\$5,184.00	432.00	12 x 36
9946	Well		\$4,000.00	1.00	0 x 0
0296	SHED METAL	2003	\$6,048.00	504.00	14 x 36
9947	Septic		\$3,000.00	1.00	0 x 0
0040	BARN, POLE	2010	\$200.00	1.00	0 x 0
0261	PRCH, UOP	2010	\$50.00	1.00	0 x 0
0261	PRCH, UOP	2010	\$50.00	1.00	0 x 0
0261	PRCH, UOP	2010	\$100.00	1.00	0 x 0
0080	DECKING	2010	\$500.00	1.00	0 x 0
0180	FPLC 1STRY	2011	\$2,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2015	\$100.00	1.00	0 x 0
0070	CARPORT UF	2015	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	10.500 AC	1.0000/1.0000 1.0000/1	\$13,000 /AC	\$136,500

Search Result: 46 of 89