

# Columbia County Property Appraiser Jeff Hampton

**2021 Working Values**  
updated: 6/3/2021

Parcel: << 20-5S-16-03666-000 (18068) >>

## Owner & Property Info

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|              |                                                                                                                                              |              |          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | SIDES GENE F & CAROLYN S<br>SIDES CAROLYN<br>218 SW BOUNTIFUL AVE<br>FT WHITE, FL 32038                                                      |              |          |
| Site         | 218 BOUNTIFUL AVE, FORT WHITE                                                                                                                |              |          |
| Description* | N1/2 OF NW1/4 OF SE1/4 OF SE1/4 & S1/2 OF SW1/4 OF NE1/4 OF SE1/4<br>EX RD R/W. ORB 707-956, 884-283, 959-1547 QCD 1030-2707. QCD 1065-1382. |              |          |
| Area         | 10 AC                                                                                                                                        | S/T/R        | 20-5S-16 |
| 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

| 2020 Certified Values |                                                                 | 2021 Working Values |                                                       |
|-----------------------|-----------------------------------------------------------------|---------------------|-------------------------------------------------------|
| Mkt Land              | \$7,704                                                         | Mkt Land            | \$7,750                                               |
| Ag Land               | \$2,178                                                         | Ag Land             | \$2,178                                               |
| Building              | \$97,233                                                        | Building            | \$106,350                                             |
| XFOB                  | \$9,800                                                         | XFOB                | \$9,800                                               |
| Just                  | \$154,823                                                       | Just                | \$163,986                                             |
| Class                 | \$116,915                                                       | Class               | \$126,078                                             |
| Appraised             | \$116,915                                                       | Appraised           | \$126,078                                             |
| SOH Cap [?]           | \$19,903                                                        | SOH Cap [?]         | \$27,738                                              |
| Assessed              | \$97,012                                                        | Assessed            | \$98,340                                              |
| Exempt                | HX H3                                                           | Exempt              | HX HB                                                 |
| Total Taxable         | county:\$47,012 city:\$47,012<br>other:\$47,012 school:\$72,012 | Total Taxable       | county:\$48,340 city:\$0<br>other:\$0 school:\$73,340 |

## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 7/12/2002  | \$35,900   | 0959/1547 | WD   | I   | U                     | 01    |
| 10/25/1995 | \$0        | 0884/0283 | WD   | I   | U                     | 01    |
| 1/17/1990  | \$74,500   | 0707/0956 | WD   | I   | Q                     |       |
| 10/1/1985  | \$49,000   | 0574/0027 | WD   | I   | Q                     |       |
| 4/1/1982   | \$49,000   | 0488/0652 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1974     | 2056    | 2056      | \$106,350  |

\*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    |
|------|-----------------|----------|------------|--------|---------|
| 0020 | BARN,FR         | 0        | \$3,000.00 | 1.00   | 0 x 0   |
| 0166 | CONC,PAVMT      | 2006     | \$2,700.00 | 900.00 | 30 x 30 |
| 0130 | CLFENCE 5       | 2006     | \$1,200.00 | 1.00   | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 2013     | \$400.00   | 1.00   | 0 x 0   |
| 0294 | SHED WOOD/VINYL | 2013     | \$500.00   | 1.00   | 0 x 0   |
| 0080 | DECKING         | 2013     | \$500.00   | 1.00   | 0 x 0   |
| 0251 | LEAN TO W/FLOOR | 2013     | \$500.00   | 1.00   | 0 x 0   |
| 0130 | CLFENCE 5       | 2019     | \$1,000.00 | 1.00   | 0 x 0   |

## Land Breakdown

| Code | Desc             | Units               | Adjustments             | Eff Rate    | Land Value |
|------|------------------|---------------------|-------------------------|-------------|------------|
| 0100 | SFR (MKT)        | 1.000 AC            | 1.0000/1.0000 1.0000/ / | \$4,500 /AC | \$4,500    |
| 6200 | PASTURE 3 (AG)   | 9.000 AC            | 1.0000/1.0000 1.0000/ / | \$242 /AC   | \$2,178    |
| 9910 | MKT.VAL.AG (MKT) | 9.000 AC            | 1.0000/1.0000 1.0000/ / | \$4,454 /AC | \$40,086   |
| 9945 | WELL/SEPT (MKT)  | 1.000 UT (0.000 AC) | 1.0000/1.0000 1.0000/ / | \$3,250 /UT | \$3,250    |

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



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