

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 5/29/2025

Parcel: (C) 31-6S-16-04013-001 (20849) (C)

Owner & Property Info

Owner	O'QUINN SABRA FLEMING J. SCOTT 2155 SW WILSON SPRINGS ROAD FORT WHITE, FL 32038		
Site	2009 SW WILSON SPRINGS RD, FORT WHITE		
Description*	SE1/4 OF SE1/4. 488-290, WD 1017-2312, WD 1535-1760, WD 1540-177.		
Area	40 AC	S/T/R	31-6S-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.			

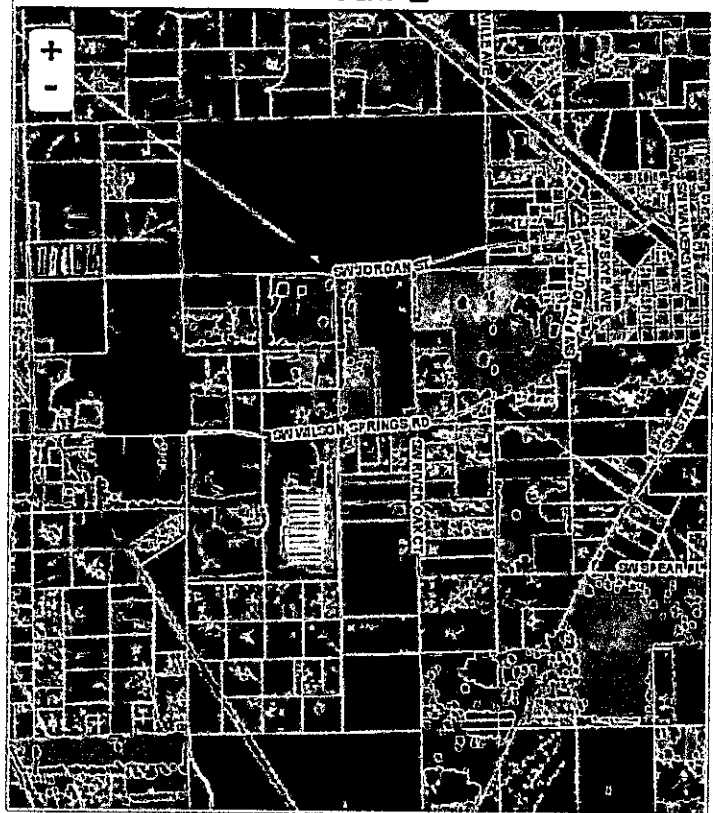
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$36,000	Mkt Land	\$36,000
Ag Land	\$8,525	Ag Land	\$8,525
Building	\$226,945	Building	\$238,889
XFOB	\$17,540	XFOB	\$17,540
Just	\$404,485	Just	\$416,429
Class	\$289,010	Class	\$300,954
Appraised	\$289,010	Appraised	\$300,954
SOH/10% Cap	\$143,782	SOH/10% Cap	\$151,762
Assessed	\$145,228	Assessed	\$149,192
Exempt	DH DHB HX HB \$84,578	Exempt	DH DHB HX HB \$85,300
Total Taxable	county:\$60,650 city:\$0 other:\$0 school:\$95,228	Total Taxable	county:\$63,892 city:\$0 other:\$0 school:\$99,192

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/19/2025	\$700,000	1540 / 177	WD	I	Q	01
3/14/2025	\$100	1535 / 1760	WD	I	U	11
5/20/2004	\$0	1017 / 2312	WD	V	Q	01
4/1/1982	\$40,000	488 / 290	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1999	1944	1944	\$116,489
Sketch	MANUF 1 (0201)	2007	1971	1971	\$122,400

*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
0190	FPLC PF	2005	\$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$1,440.00	288.00	12 x 24
0040	BARN,POLE	2015	\$300.00	1.00	0 x 0
0296	SHED METAL	2015	\$100.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0169	FENCE/WOOD	2015	\$500.00	1.00	0 x 0
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)	9.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$36,000
6200	PASTURE 3 (AG)	31.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$8,525
9910	MKT.VAL.AG (MKT)	31.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$124,000

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