

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/17/2025

Parcel: 16-6S-16-03832-247 (19953)

Owner & Property Info

Result: 1 of 1

Owner	REFAELOV REUVEN P O BOX 414 FORT WHITE, FL 32038-0414		
Site	459 SW WINTHROP PL, FORT WHITE		
Description*	COMM NW COR OF NE1/4 OF NE1/4, RUN W 335.08 FT FOR POB, CONT W 330 FT, S 754.54 FT, E 330 FT, N 754.50 FT TO POB. (AKA LOT 47 SPRING RUN S/D UNREC). 641-204 & QC 1204-470, QC 1378-1934,		
Area	5.71 AC	S/T/R	16-6S-16
Use Code**	SINGLE FAMILY (0100)	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	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$156,528	Building	\$163,688
XFOB	\$1,130	XFOB	\$1,130
Just	\$207,658	Just	\$219,818
Class	\$0	Class	\$0
Appraised	\$207,658	Appraised	\$219,818
SOH/10% Cap	\$71,195	SOH/10% Cap	\$79,398
Assessed	\$136,463	Assessed	\$140,420
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$86,463 city:\$0 other:\$0 school:\$111,463	Total Taxable	county:\$89,698 city:\$0 other:\$0 school:\$115,420

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
2/14/2019	\$100	1378 / 1934	QC	I	U	11
10/28/2010	\$100	1204 / 470	QC	I	U	11
12/18/1987	\$15,000	641 / 204	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2010	1944	3224	\$163,688

*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
0040	BARN,POLE	1990	\$500.00	1.00	0 x 0
0296	SHED METAL	1993	\$630.00	120.00	10 x 12

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.710 AC)	1.0000/1.0000 1.0000/ /	\$55,000 /LT	\$55,000

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

