Columbia County Property Appraiser Jeff Hampton

2025 Working Values updated: 3/20/2025

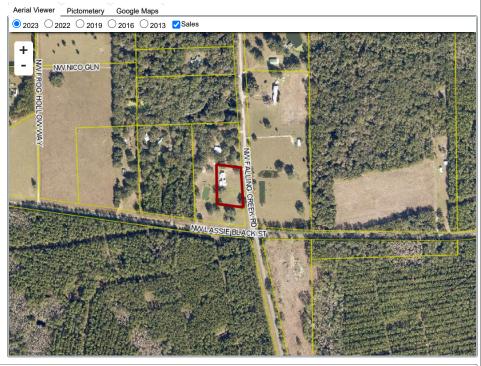
Jeff Hampto

Parcel: (4918) (4918) (5)

Owner & Property Info Result: 1 of 1 KIRKPATRICK JOHN L Owner 4998 NW FALLING CREEK RD WHITE SPRINGS, FL 32096 Site 4998 NW FALLING CREEK RD, WHITE SPRINGS COMM INTERS N R/W CR-246 & W LINE OF E1/2 OF SEC, RUN E ALONG R/W 1601.57 FT TO SW COR OF TRACT 36, N Description' 894.81 FT, E 445.15 FT TO W R/W OF NW FALLING CREEK RD, S 415.79 FT, FOR POB, CONT S 372.82 FT, NW 248.36 FT, N 369.80 FT, SE 230.27 FT TO POB. (AKA PART ...more>>> 2.01 AC S/T/R 13-2S-16 Use Code** MODULAR HOME (0201) Tax District

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> 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 \$12,060 Mkt Land \$12,060 Ag Land \$0 Ag Land \$0 Building \$127,672 Building \$120,446 **XFOB** \$11,760 XFOB \$11,760 \$151,492 Just \$144,266 Just Class \$0 Class \$0 Appraised \$151,492 Appraised \$144,266 SOH/10% Cap \$54,227 SOH/10% Cap \$44,180 Assessed \$97,265 Assessed \$100,086 Exempt \$50,000 Exempt \$50,722 Total county:\$47,265 city:\$0 Total county:\$49,364 city:\$0 other:\$0 school:\$72,265 Taxable other:\$0 school:\$75,086 Taxable 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

Sales history						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/19/2009	\$100	1174 / 638	QC	V	U	11
4/1/2009	\$100	1170 / 1864	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	Sketch MODULAR 1 (0210)		1974	4968	\$120,446
*Bidg 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	2009	\$3,960.00	360.00	0 x 0
0166	CONC,PAVMT	2013	\$800.00	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)	2.010 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$12,060

Search Result: 1 of 1

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by: GrizzlyLogic.com

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https://columbia.floridapa.com/gis/