

## Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 3/20/2025

Parcel: &lt;&lt; 13-2S-16-01603-236 (4918) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 1

Owner	KIRKPATRICK JOHN L 4998 NW FALLING CREEK RD WHITE SPRINGS, FL 32096		
Site	4998 NW FALLING CREEK RD, WHITE SPRINGS		
Description*	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 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>>>)		
Area	2.01 AC	S/T/R	13-2S-16
Use Code**	MODULAR HOME (0201)	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 &amp; Zoning office for specific zoning information.

## Property &amp; 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
Just	\$151,492	Just	\$144,266
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	HX HB	Exempt	HX HB
	\$50,000		\$50,722
Total Taxable	county:\$47,265 city:\$0 other:\$0 school:\$72,265	Total Taxable	county:\$49,364 city:\$0 other:\$0 school:\$75,086

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
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
<a href="#">Sketch</a>	MODULAR 1 (0210)	2009	1974	4968	\$120,446

\*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 &amp; 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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