Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 10/31/2024

Parcel: << **06-7S-16-04149-704 (21845)** >>

Owner & Property Info

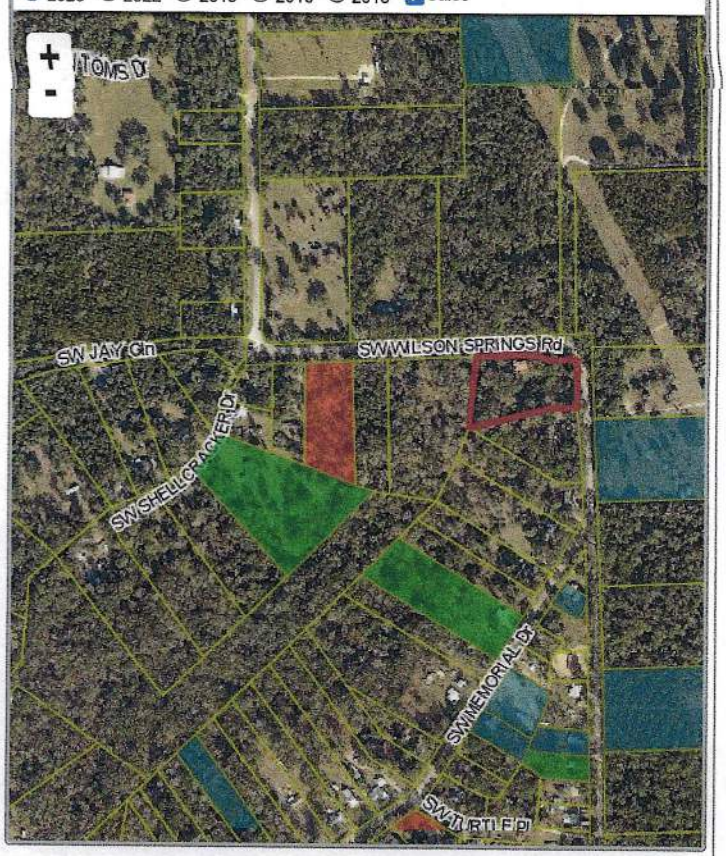
Result: 1 of 1

Owner	**PAYNE TIFFANY R** 3663 SW WILSON SPRINGS RD FORT WHITE, FL 32038		
Site	3663 SW WILSON SPRINGS RD, FORT WHITE		
Description*	AKA LOT 4 WILSON SPRINGS COMMUNITY PHASE 2 UNR DESC AS FOLLOWS: COMM AT NW COR OF SW1/4 OF SEC. RUN S 33.01 FT, TO POINT ON THE S LINE OF WILSON SPRINGS RD. E ALONG R/W 868.44 FT FOR POB. CONT E ALONG R/W 368.51 FT, TO PT W OF R/W OF WILSON SPRINGS RD, S'E ...more>>>		
Area	2.05 AC	S/T/R	06-7S-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.

Aerial Viewer | Pictometery | Google Maps

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2024 Certified Values			2025 Working Values		
Mkt Land		$26,650	Mkt Land		$26,650
Ag Land		$0	Ag Land		$0
Building		$90,535	Building		$90,535
XFOB		$3,978	XFOB		$3,978
Just		$121,163	Just		$121,163
Class		$0	Class		$0
Appraised		$121,163	Appraised		$121,163
SOH/10% Cap		$41,628	SOH/10% Cap		$39,242
Assessed		$79,535	Assessed		$81,921
Exempt	HX HB	$50,000	Exempt	HX HB	$50,000
Total Taxable	county:$29,535 city:$0 other:$0 school:$54,535		Total Taxable	county:$31,921 city:$0 other:$0 school:$56,921	

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
7/10/2017	$81,000	1340 / 1042	WD	I	Q	01
8/3/2004	$9,000	1022 / 2731	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1976	1424	1664	$90,535

*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
0294	SHED WOOD/VINYL	2004	$1,920.00	256.00	16 x 16
0060	CARPORT F	2008	$608.00	304.00	16 x 19
0166	CONC,PAVMT	2008	$50.00	1.00	0 x 0
0190	FPLC PF	2016	$1,200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2016	$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.050 AC	1.0000/1.0000 1.0000/ /	$13,000 /AC	$26,650

Search Result: 1 of 1

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by: GrizzlyLogic.com

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AKA LOT 4 WILSON SPRINGS COMMUNI
PHASE 2 UNR DESC AS FOLLOWS: COM
OF SW1/4 OF SEC. RUN S 33.01 FT,

PAYNE TIFFANY R
3663 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2025

06-7S-16-04149-704

COLUMBIA COUNTY PROPERTY

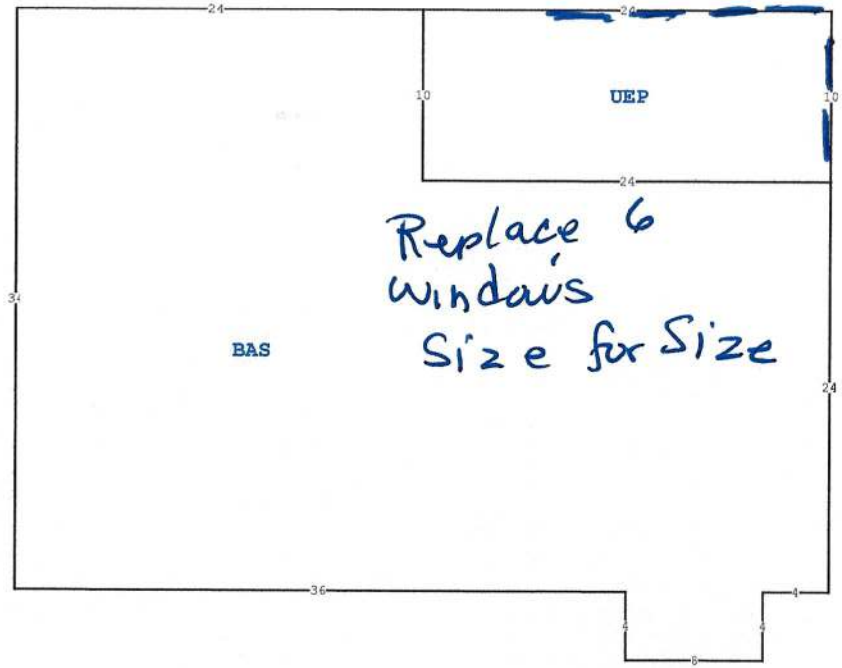
BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	84.6000	88.83	139,285	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2018 Heated Area: 1424 HX Base Yr 2018



Replace 6 windows size for size

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	82,221
UEP	240	60	144	8,315
TOTALS	1,664		1,568	90,535

3663 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,535
TOTAL MARKET OB/XF VALUE		3,978
TOTAL LAND VALUE - MARKET		26,650
TOTAL MARKET VALUE		121,163
SOH/AGL Deduction		39,242
ASSESSED VALUE		81,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,921
TOTAL JUST VALUE		121,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047844	Remodel	9,600	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1042	7/10/2017	WD	Q	I	01	81,000
GRANTOR: JEAN RENTZ						
GRANTEE: TIFFANY R PAYNE						
1022/2731	8/03/2004	WD	U	V	08	9,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: JEAN RENTZ						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	100	2004	2004	3	100	1,920	
2	0060	CARPORT F	0	100	16	19	304.00	UT	2.00	2.00	100	2008	2008	3	100	608	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S34 E36 S4 E8 N4 E4 N24 UEP= N10 W24 S10 E24 S W24 N10S.

LAND DESCRIPTION

TOTAL OB/XF 3,978

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,650							

REVIEW DATE 06/19/2017 BY DR Total Acres: 2.05 Total Land Value: 26,650 Market: 0 Agricultural: 0 Common: 26,650 PRINTED 10/30/2024 BY SYS