

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/9/2023

Parcel: << 34-5S-16-03752-203 (18809) >>

Owner & Property Info

Result: 1 of 1

Owner	MCKINNEY TIMOTHY D 969 SW MORNING STAR GLN FORT WHITE, FL 32038		
Site	969 SW MORNING STAR GLN, FORT WHITE		
Description*	LOT 3 ANCIENT OAKS S/D, WD 1065-2606, WD 1371-2191,		
Area	5 AC	S/T/R	34-5S-16
Use Code**	MOBILE HOME (0200)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$42,500	Mkt Land	\$42,500
Ag Land	\$0	Ag Land	\$0
Building	\$144,968	Building	\$141,916
XFOB	\$8,000	XFOB	\$8,000
Just	\$195,468	Just	\$192,416
Class	\$0	Class	\$0
Appraised	\$195,468	Appraised	\$192,416
SOH Cap [?]	\$70,885	SOH Cap [?]	\$64,096
Assessed	\$124,583	Assessed	\$128,320
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total	county:\$69,583 city:\$0	Total	county:\$73,320 city:\$0
Taxable	other:\$0 school:\$94,583	Taxable	other:\$0 school:\$98,320

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
10/26/2018	\$35,000	1371/2191	WD	V	Q	01
11/18/2005	\$28,000	1065/2606	WD	V	U	08

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2019	1740	1740	\$141,916

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2020	\$1,000.00	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)	1.000 LT (5.000 AC)	1.0000/1.0000 1.0000/ /	\$42,500 /LT	\$42,500



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 34-5S-16-03752-203 (18809) | MOBILE HOME (0200) | 5 AC

LOT 3 ANCIENT OAKS S/D. WD 1065-2606, WD 1371-2191,

MCKINNEY TIMOTHY D

Owner: 969 SW MORNING STAR GLN
FORT WHITE, FL 32038

Site: 969 SW MORNING STAR GLN, FORT
WHITE

Sales 10/28/2018 \$35,000 V (O)
Info 11/18/2005 \$28,000 V (U)

2024 Working Values

Mkt Lnd	\$42,500	Appraised	\$192,416
Ag Lnd	\$0	Assessed	\$128,320
Bldg	\$141,916	Exempt	\$55,000
XFOB	\$8,000		
Just	\$192,416		
		county:	\$73,320
		city:	\$0
		other:	\$0
		school:	\$98,320

NOTES:

1" = 60'



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

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