

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 10/24/2024

Parcel: 16-6S-16-03832-100 (19895)

Owner & Property Info

Result: 1 of 2

Owner	KELLNER REED W KELLNER SUSAN J 1202 BARNSTABLE CR WELLINGTON, FL 33414		
Site	1545 SW CENTERVILLE AVE, FORT WHITE		
Description*	LOTS 1,2 & 3 BLK C ICHETUCKNEE PINES S/D, & ALSO COMM AT SW COR OF SW1/4, RUN E 25 FT TO E R/W OF LAZY OAK RD, RUN SOUTH ALONG R/W 1701.02 FT, FOR POB, CONT S 258.08 FT, SE ALONG ARC OF CURVE 38.73 FT, E 795.34 FT N 283.70 FT, W 820.23 FT, TO POB. (AKA LOT ...more>>>)		
Area	17.37 AC	S/T/R	16-6S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$170,000	Mkt Land	\$170,000
Ag Land	\$0	Ag Land	\$0
Building	\$72,984	Building	\$72,984
XFOB	\$39,000	XFOB	\$39,000
Just	\$281,984	Just	\$281,984
Class	\$0	Class	\$0
Appraised	\$281,984	Appraised	\$281,984
SOH/10% Cap	\$53,792	SOH/10% Cap	\$30,973
Assessed	\$281,984	Assessed	\$281,984
Exempt	\$0	Exempt	\$0
Total	county:\$228,192 city:\$0	Total	county:\$251,011 city:\$0
Taxable	other:\$0 school:\$281,984	Taxable	other:\$0 school:\$281,984

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
7/31/1995	\$12,900	809 / 514	WD	V	Q	
9/19/1987	\$13,000	634 / 148	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1989	3084	3613	\$72,984

*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
0300	TENNIS CRT W/FENCE	2006	\$25,000.00	1.00	0 x 0
9945	Well/Sept		\$14,000.00	2.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.000 LT (17.370 AC)	1.0000/1.0000 1.0000/.8500000 /	\$42,500 /LT	\$170,000

Search Result: 1 of 2

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2018 2013 Sales

