

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 10/16/2025

Parcel: << 14-7S-16-04213-001 (22170) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

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| | | | |
|-------------|--|--------------|----------|
| Owner | NORMAN GARRETT NORMAN SAMANTHA 316 SW HORNET CT FORT WHITE, FL 32038 | | |
| Site | 316 SW HORNET CT, FORT WHITE | | |
| Description | SE1/4 OF NE1/4 EX 540 FT SQ IN NW COR \$ EX BEG AT SW COR OF THE SE1/4 OF NE1/4, RUN NORTH 816.90 FT, E 540 FT, S 127.27 FT, E 360 FT, S 660 FT, WEST APPROX 900 FT TO POB. & EX EX ACCESS RD DESC IN ORB 1291-503, & EX RD R/W, 406-187, 902-692, WD 906-78, DC ...more>> | | |
| Area | 16.29 AC | S/T/R | 14-7S-16 |
| Use Code** | MOBILE HOME (0200) | Tax District | 3 |

*The [Legal 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

| 2025 Certified Values | | 2026 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$105,885 | Mkt Land | \$122,175 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$145,705 | Building | \$148,169 |
| XFOB | \$11,440 | XFOB | \$43,840 |
| Just | \$263,030 | Just | \$314,184 |
| Class | \$0 | Class | \$0 |
| Appraised | \$263,030 | Appraised | \$314,184 |
| SOH/10% Cap | \$83,441 | SOH/10% Cap | \$0 |
| Assessed | \$263,030 | Assessed | \$314,184 |
| Exempt | \$0 | Exempt | HX HB \$50,722 |
| Total Taxable | county:\$179,589 city:\$0 other:\$0 school:\$263,030 | Total Taxable | county:\$263,462 city:\$0 other:\$0 school:\$289,184 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 2/12/2024 | \$326,100 | 1508 / 1780 | WD | I | Q | 01 |
| 4/28/2000 | \$50,300 | 906 / 078 | WD | V | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch | MANUF 2 (0202) | 2013 | 1404 | 1746 | \$148,169 |

*Bldg Desc. determinations are used by the Property Appraiser's 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 | 2013 | \$2,520.00 | 280.00 | 14 x 20 |
| 0252 | LEAN-TO W/O FLOOR | 2013 | \$360.00 | 240.00 | 12 x 20 |
| 9945 | Well/Sept | | \$7,000.00 | 1.00 | 0 x 0 |
| 0252 | LEAN-TO W/O FLOOR | 2013 | \$360.00 | 240.00 | 12 x 20 |
| 0190 | FPLC PF | 2013 | \$1,200.00 | 1.00 | 0 x 0 |
| 0030 | BARN,MT | 2024 | \$27,000.00 | 1.00 | x |
| 0252 | LEAN-TO W/O FLOOR | 2024 | \$5,400.00 | 1.00 | x |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|--------------|-----------|-------------------------|-------------|------------|
| 0200 | MBL HM (MKT) | 16.290 AC | 1.0000/1.0000 1.0000/ / | \$7,500 /AC | \$122,175 |

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