

Columbia County Property Appraiser

2026 Working Values

updated: 2/19/2026

Retrieve Tax Record Tax Estimator 2025 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

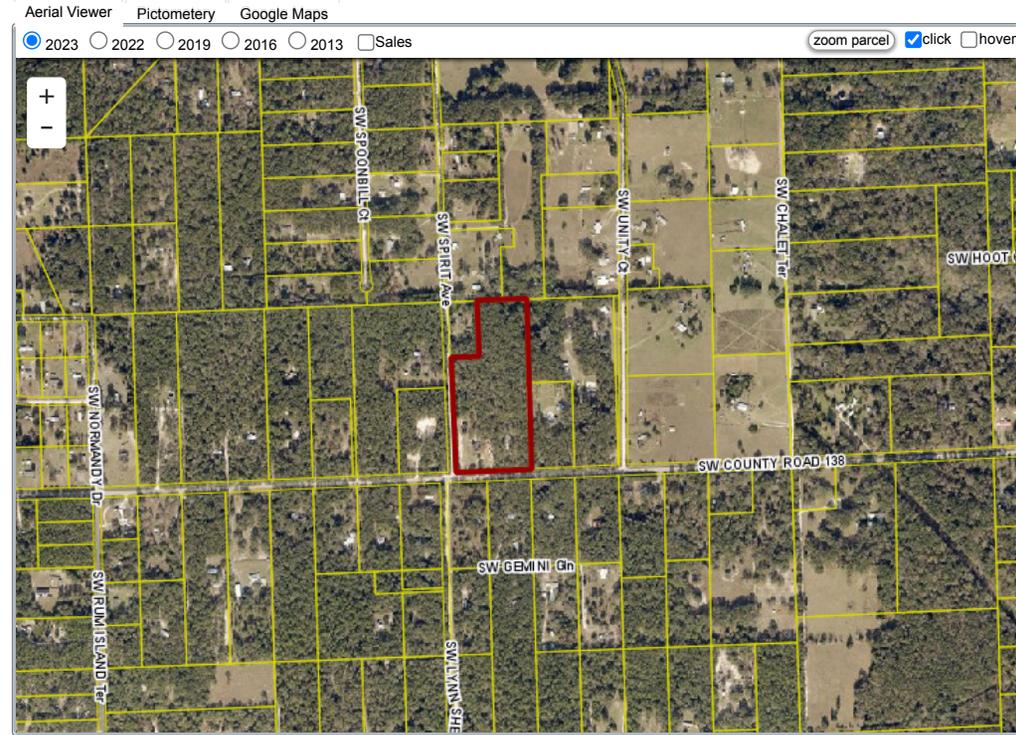
Parcel: << 25-7S-16-04321-002 (22890) >>

Owner & Property Info			
Result: 1 of 1			
Owner	BAKER KATHLEEN NANCY 2561 GARDEN CT HOLLYWOOD, FL 33026		
Site	1557 SW COUNTY ROAD 138, FORT WHITE		
Description*	COMM NE COR OF NW1/4 OF NE1/4, RUN W 684.53 FT FOR POB, RUN S 1276.62 FT, W 539.47 FT, N 853.22 FT, E 210 FT, N 420.11 FT, W 209.96 FT, N 7 FT, E 255.48 FT TO POB. (AKA PART OF LOT 9 & LOT 10 RUM ISLAND RANCHES S/D UNREC). 293-289, 822-065, WD 1558-220.		
Area	14.05 AC	S/T/R	25-7S-16
Use Code**	SFRES/MOBILE HOME (0102)	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			
2025 Certified Values		2026 Working Values	
Mkt Land	\$126,450	Mkt Land	\$126,450
Ag Land	\$0	Ag Land	\$0
Building	\$561,240	Building	\$591,343
XFOB	\$39,259	XFOB	\$35,026
Just	\$726,949	Just	\$752,819
Class	\$0	Class	\$0
Appraised	\$726,949	Appraised	\$752,819
SOH/10% Cap	\$304,502	SOH/10% Cap	\$283,662
Assessed	\$483,665	Assessed	\$505,303
Exempt	HX HB \$50,000	Exempt	HX HB \$51,411
Total Taxable	county:\$372,447 city:\$0 other:\$0 school:\$458,665	Total Taxable	county:\$417,746 city:\$0 other:\$0 school:\$480,303

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	
1/2/2026	\$425,000	1558 / 220	WD	I	Q	01	
5/15/1996	\$122,400	822 / 651	WD	I	Q		

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1976	3228	6256	\$384,755
Sketch	MANUF 1 (0201)	2016	1920	2918	\$206,588

*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	
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0	
0294	SHED WOOD/VINYL	1993	\$600.00	80.00	8 x 10	
0280	POOL R/CON	2005	\$28,426.00	864.00	24 x 36	
0282	POOL ENCL	2010	\$4,800.00	800.00	20 x 24	

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
0100	SFR (MKT)	13.050 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$117,450

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