

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 10/7/2021

Parcel: << **02-6S-16-03766-149 (19112)** >>

Owner & Property Info

Result: 1 of 1

Owner	WIGGAN RYAN O & YVONNE E WIGGAN YVONNE E 859 SW ROANOKE TERR FT WHITE, FL 32038		
Site	859 SW ROANOKE Ter, FORT WHITE		
Description*	LOT 49 APPALACHIE TRACE UNR: COMM NE COR OF NW1/4, RUN S 1149.68 FT FOR POB, CONT SOUTH 410.54 FT, W 1061.97 FT TO A PT ON E R/W OF A PRIV RD, N ALONG R/W 410.54 FT, E 1062.61 FT TO POB. ORB 888-1797,		
Area	10.01 AC	S/T/R	02-6S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$45,834	Mkt Land	\$46,295
Ag Land	\$0	Ag Land	\$0
Building	\$166,556	Building	\$175,230
XFOB	\$1,092	XFOB	\$1,092
Just	\$213,482	Just	\$222,617
Class	\$0	Class	\$0
Appraised	\$213,482	Appraised	\$222,617
SOH Cap [?]	\$15,195	SOH Cap [?]	\$23,691
Assessed	\$198,287	Assessed	\$198,926
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$148,287 city:\$148,287 other:\$148,287 school:\$173,287	Total Taxable	county:\$148,926 city:\$0 other:\$0 school:\$173,926

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☐ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/15/1999	\$23,500	0888/1797	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2002	2092	2336	\$137,373
Sketch	MOBILE HME (0800)	2002	1826	1982	\$37,857

*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
0166	CONC,PAVMT	2003	\$192.00	96.00	0 x 0
0258	PATIO	2010	\$600.00	1.00	0 x 0
0080	DECKING	2010	\$300.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	9.010 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$40,545
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$4,500
9947	SEPTIC (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$1,250 /UT	\$1,250

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