

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/26/2024

Parcel: 30-6S-16-03989-000 (20721)

Owner & Property Info

Result: 8 of 21

Owner	SHRUM ROBERT G SHRUM JAMIE M 874 SW ROBERTS AVE FORT WHITE, FL 32038		
Site	876 SW ROBERTS AVE, FORT WHITE		
Description*	COMM NW COR OF SEC, RUN S 1594.09 FT FOR POB, RUN E 1284.58 FT TO W R/W OF A CO RD, S ALONG R/W 528.11 FT, W 367.34 FT, S 479 FT, W 541.09 FT, N 480.42 FT, W 362.26 FT, N 531.36 FT TO POB, (BEING PRCL 4 & PART OF PRCL 5)EX R/W & EX 6.03 AC DESC ORB 1177-248 ...more>>>		
Area	15.65 AC	S/T/R	30-6S-16
Use Code**	SINGLE FAMILY (0100)	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	\$78,250	Mkt Land	\$78,250
Ag Land	\$0	Ag Land	\$0
Building	\$174,533	Building	\$174,533
XFOB	\$54,543	XFOB	\$54,543
Just	\$307,326	Just	\$307,326
Class	\$0	Class	\$0
Appraised	\$307,326	Appraised	\$307,326
SOH/10% Cap	\$121,779	SOH/10% Cap	\$116,213
Assessed	\$185,547	Assessed	\$191,113
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$135,547 city:\$0 other:\$0 school:\$160,547	Total Taxable	county:\$141,113 city:\$0 other:\$0 school:\$166,113

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
8/31/2005	\$321,000	1057 / 888	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1984	2273	2877	\$174,533

*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
0040	BARN,POLE	0	\$1,000.00	1.00	0 x 0
0040	BARN,POLE	1993	\$1,400.00	1.00	0 x 0
9945	Well/Sept		\$14,000.00	2.00	0 x 0
0070	CARPORT UF	2008	\$600.00	1.00	0 x 0
0070	CARPORT UF	2008	\$600.00	1.00	0 x 0
0070	CARPORT UF	2008	\$600.00	1.00	0 x 0
0280	POOL R/CON	2010	\$28,279.00	569.00	0 x 0
0282	POOL ENCL	2010	\$6,864.00	1144.00	26 x 44

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$5,000
9900	AC NON-AG (MKT)	14.650 AC	1.0000/1.0000 1.0000/ /	\$5,000 /AC	\$73,250

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

