

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 10/17/2024

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 30-6S-16-03989-002 (20723) >>

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|--|--------------|----------|
| Owner | HOFFON CHARLES W II HOFFON SYBIL L 185 SW ILLINOIS ST FORT WHITE, FL 32038-6685 | | |
| Site | 185 SW ILLINOIS ST, FORT WHITE | | |
| Description* | COMM AT NW COR SEC, RUN S 2125.45 FT, E 634.54 FT FOR POB, S 479.72 FT, E 656.50 FT, N 478.11 FT, W 653.43 FT TO POB EX 4.15 AC DESC ORB 866- 482. ORB 435-041,553-66, ORB 1057-888,WD 1085-54, WD 1177-2486 & COMM AT NW COR OF SEC, RUN S 2125.45 FT, E 362.2 ...more>>> | | |
| Area | 6.03 AC | S/T/R | 30-6S-16 |
| Use Code** | MOBILE HOME (0200) | Tax District | 3 |

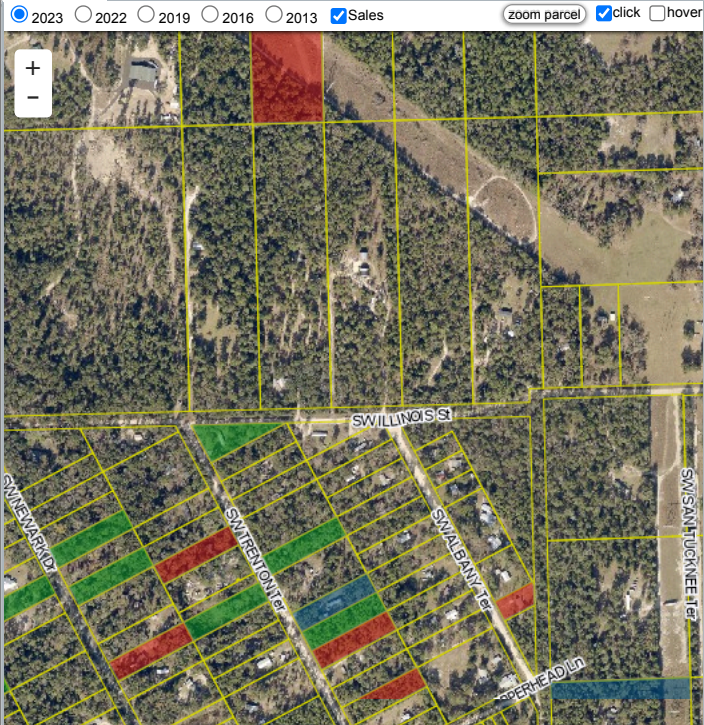
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2024 Certified Values | | 2025 Working Values | |
|-----------------------|---------------------------|---------------------|---------------------------|
| Mkt Land | \$60,300 | Mkt Land | \$60,300 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$94,056 | Building | \$94,056 |
| XFOB | \$13,840 | XFOB | \$13,840 |
| Just | \$168,196 | Just | \$168,196 |
| Class | \$0 | Class | \$0 |
| Appraised | \$168,196 | Appraised | \$168,196 |
| SOH/10% Cap | \$82,363 | SOH/10% Cap | \$79,788 |
| Assessed | \$85,833 | Assessed | \$88,408 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,000 |
| Total | county:\$35,833 city:\$0 | Total | county:\$38,408 city:\$0 |
| Taxable | other:\$0 school:\$60,833 | Taxable | other:\$0 school:\$63,408 |

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.

Aerial Viewer Pictometry Google Maps



Sales History

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

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 5/22/2009 | \$100 | 1177 / 2486 | WD | V | U | 11 |
| 8/31/2005 | \$321,000 | 1057 / 888 | WD | I | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|----------------|----------|---------|-----------|------------|
| Sketch | MANUF 1 (0201) | 2015 | 1140 | 1140 | \$94,056 |

*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 |
|------|-----------|----------|------------|---------|---------|
| 0040 | BARN,POLE | 2009 | \$6,840.00 | 1440.00 | 36 x 40 |
| 9945 | Well/Sept | | \$7,000.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|----------|-------------------------|--------------|------------|
| 0200 | MBL HM (MKT) | 1.030 AC | 1.0000/1.0000 1.0000/ / | \$10,000 /AC | \$10,300 |
| 9900 | AC NON-AG (MKT) | 5.000 AC | 1.0000/1.0000 1.0000/ / | \$10,000 /AC | \$50,000 |

Search Result: 1 of 1