

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/28/2024

Parcel: 19-6S-17-09698-016 (35822)

Owner & Property Info

Result: 1 of 1

| | | | |
|---|---|--------------|----------|
| Owner | BOURIE DAVID A BOURIE BRENDA L 12918 SW TUSTENUGGEE AVE FT WHITE, FL 32038 | | |
| Site | 12920 SW TUSTENUGGEE AVE, FORT WHITE | | |
| Description* | N1/2 OF SE1/4 OF NE1/4 LYING W OF CR-131. ORB 543-753 | | |
| Area | 18.5 AC | S/T/R | 19-6S-17 |
| Use Code** | IMPROVED AG (5000) | 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 | \$9,000 | Mkt Land | \$9,000 |
| Ag Land | \$4,812 | Ag Land | \$4,812 |
| Building | \$208,705 | Building | \$208,705 |
| XFOB | \$36,946 | XFOB | \$36,946 |
| Just | \$412,151 | Just | \$412,151 |
| Class | \$259,463 | Class | \$259,463 |
| Appraised | \$259,463 | Appraised | \$259,463 |
| SOH/10% Cap | \$117,524 | SOH/10% Cap | \$113,410 |
| Assessed | \$141,939 | Assessed | \$146,053 |
| Exempt | HX HB \$50,000 | Exempt | HX HB \$50,000 |
| Total Taxable | county:\$91,939 city:\$0 other:\$0 school:\$116,939 | Total Taxable | county:\$96,053 city:\$0 other:\$0 school:\$121,053 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| N O N E | | | | | | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SINGLE FAM (0100) | 1985 | 2214 | 3640 | \$208,705 |

*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 |
|------|------------|----------|-------------|---------|---------|
| 0166 | CONC,PAVMT | 0 | \$1,000.00 | 1.00 | 0 x 0 |
| 0190 | FPLC PF | 0 | \$1,200.00 | 1.00 | 0 x 0 |
| 0280 | POOL R/CON | 1994 | \$14,336.00 | 512.00 | 32 x 16 |
| 0282 | POOL ENCL | 1994 | \$6,000.00 | 1000.00 | 0 x 0 |
| 9945 | Well/Sept | | \$7,000.00 | 1.00 | 0 x 0 |
| 0296 | SHED METAL | 1993 | \$3,000.00 | 1.00 | 0 x 0 |
| 0060 | CARPORT F | 1993 | \$800.00 | 1.00 | 0 x 0 |
| 0040 | BARN,POLE | 2013 | \$3,610.00 | 1444.00 | 38 x 38 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$9,000 /AC | \$9,000 |
| 6200 | PASTURE 3 (AG) | 17.500 AC | 1.0000/1.0000 1.0000/ / | \$275 /AC | \$4,812 |
| 9910 | MKT.VAL.AG (MKT) | 17.500 AC | 1.0000/1.0000 1.0000/ / | \$9,000 /AC | \$157,500 |

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

